

Newark
- Housing Authority
- Misc.
Project c. 1991

HOUSING AUTHORITY OF THE CITY OF NEWARK

N.J. DOCUMENTS
NEWARK LIBRARY

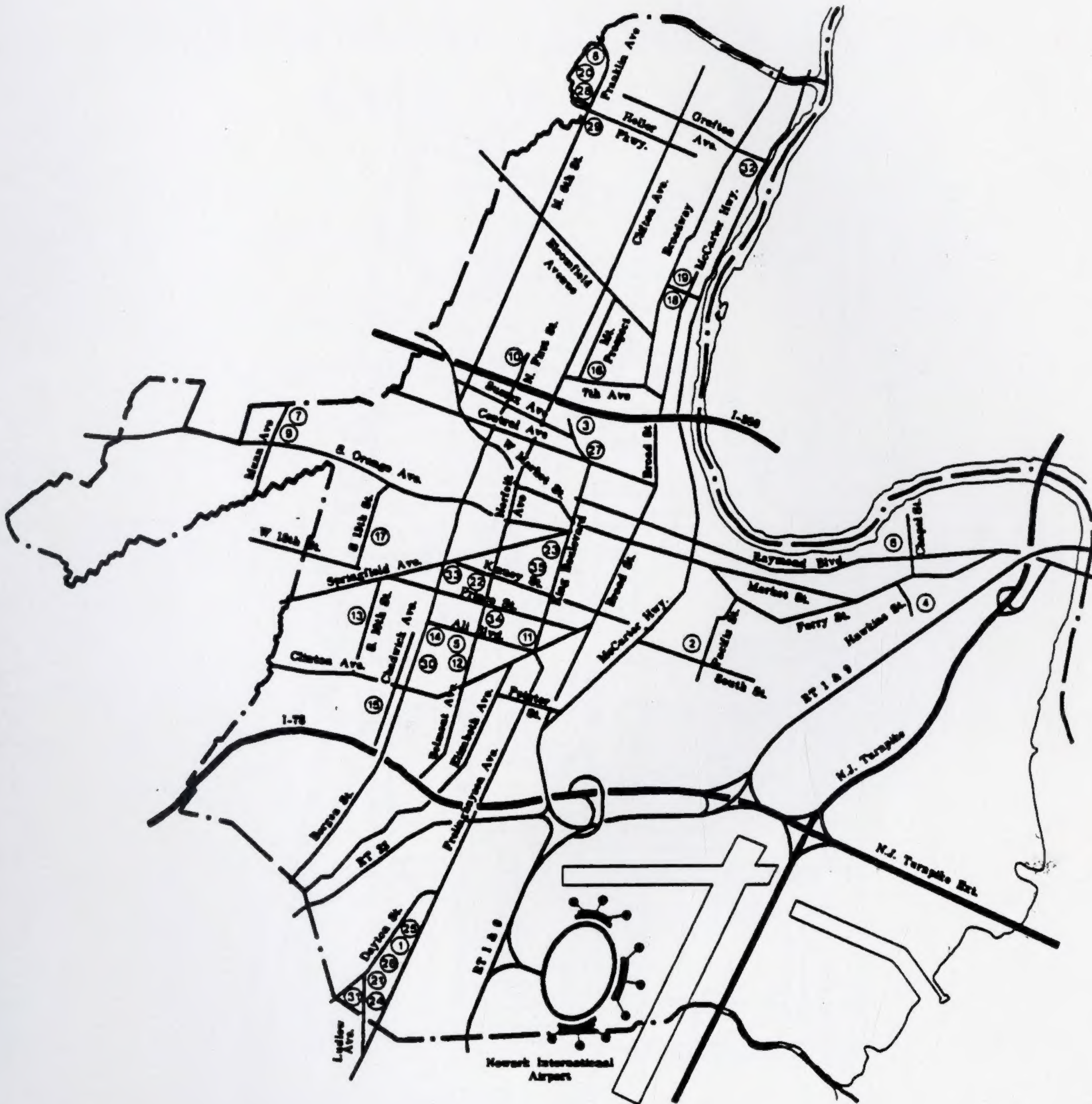
PROJECT DATA & PLANS

COMPILED BY
THE REDEVELOPMENT & MODERNIZATION DEPARTMENTS

57 SUSSEX AVENUE, NEWARK, NEW JERSEY 07103-3992

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JAN 10 1964

Project Location Map



Family Low Rise

- 1 NJ2-1 Seth Boyden Court
- 2 NJ2-2 Pennington Court
- 3 NJ2-5 James M. Baxter Terrace
- 4 NJ2-7 John W. Hyatt Court
- 5 NJ2-8 Felix Fuld Court
- 6 NJ2-9 Millard Terrell Homes
- 7 NJ2-14 Joseph P. Bradley Court

- 12 NJ2-27B Belmont Avenue Scattered Site
- 13 NJ2-29 Townhouses at Woodland Avenue
- 14 NJ2-30 Townhouses at Bergen Street
- 15 NJ2-31A Townhouses at Chadwick Avenue
- 16 NJ2-31B+ Townhouses at Mt. Prospect Avenue
- 17 NJ2-35+ Townhouses at So Thirteenth Street
- 18 NJ2-36+ Townhouses at Broad Street
- 19 NJ2-37+ Townhouses at Oriental Street

- 24 NJ2-21A Otto E. Kretschmer Elderly
- 25 NJ2-21E Seth Boyden Elderly
- 26 NJ2-21F Seth Boyden Elderly
- 27 NJ2-22B James M. Baxter Elderly
- 28 NJ2-22C Stephen Crane Elderly
- 29 NJ2-22D Stephen Crane Elderly
- 30 NJ2-25 James C. White Manor

Townhouse

- 8 NJ2-6 Stephen Crane Village
- 9 NJ2-20A + Bradley Court II at Munn Ave.
- 10 NJ2-20B + Bradley Court II at First Street
- 11 NJ2-27A High Street Scattered Site

Elderly

- 20 NJ2-16 Stephen Crane Elderly
- 21 NJ2-17 Otto E. Kretschmer Elderly
- 22 NJ2-18 Rev William P. Hayes Elderly
- 23 NJ2-19E Edward W. Scudder Elderly

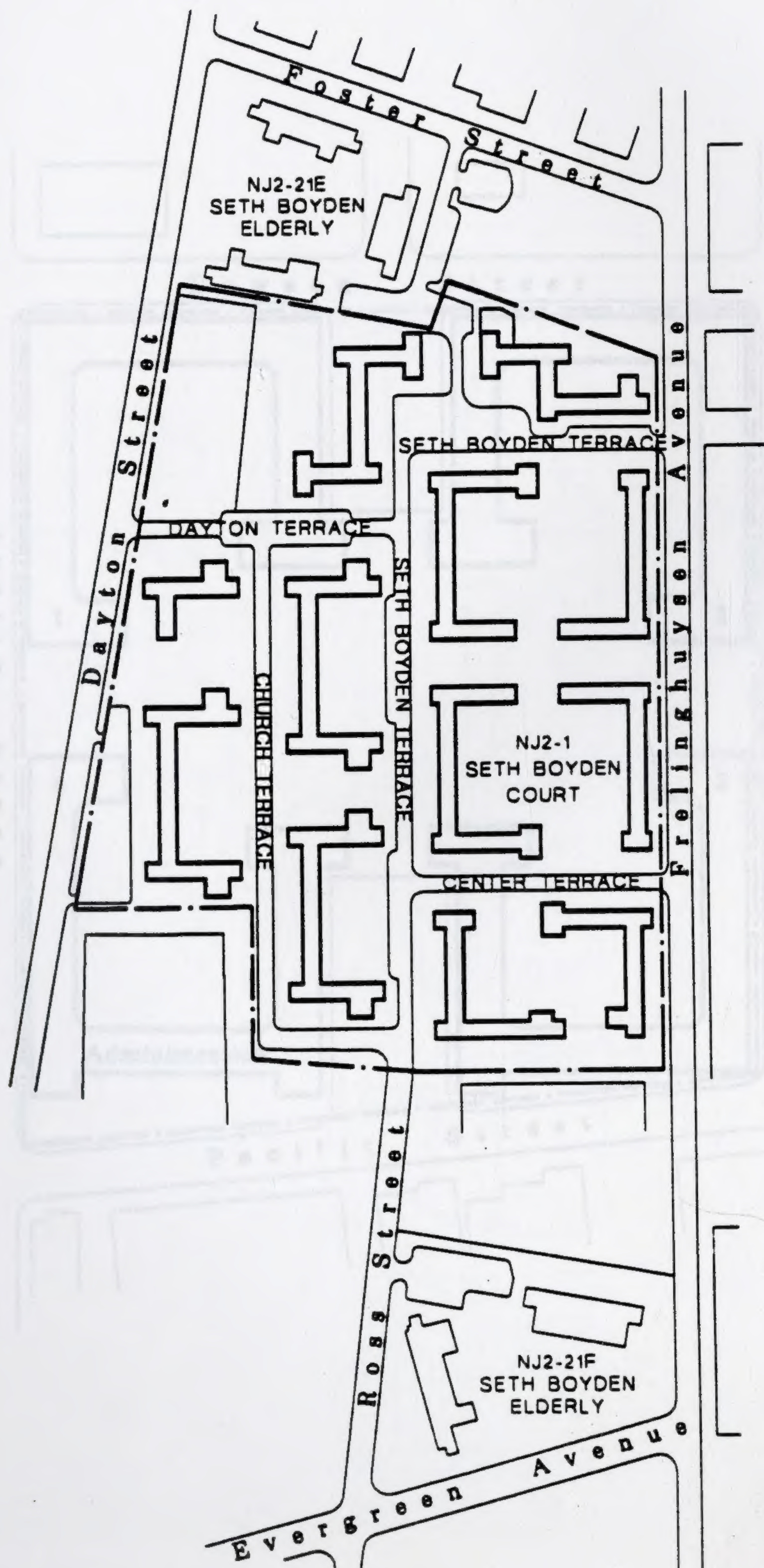
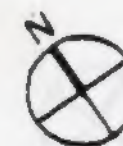
Family High Rise

- 31 NJ2-10 Otto E. Kretschmer Homes
- 32 NJ2-11 Arch Thomas J. Walsh Homes
- 33 NJ2-12 Rev William P. Hayes Homes
- 34 NJ2-15 Stella W. Wright Homes
- 35 NJ2-19 Edward W. Scudder Homes

Family Low Rise

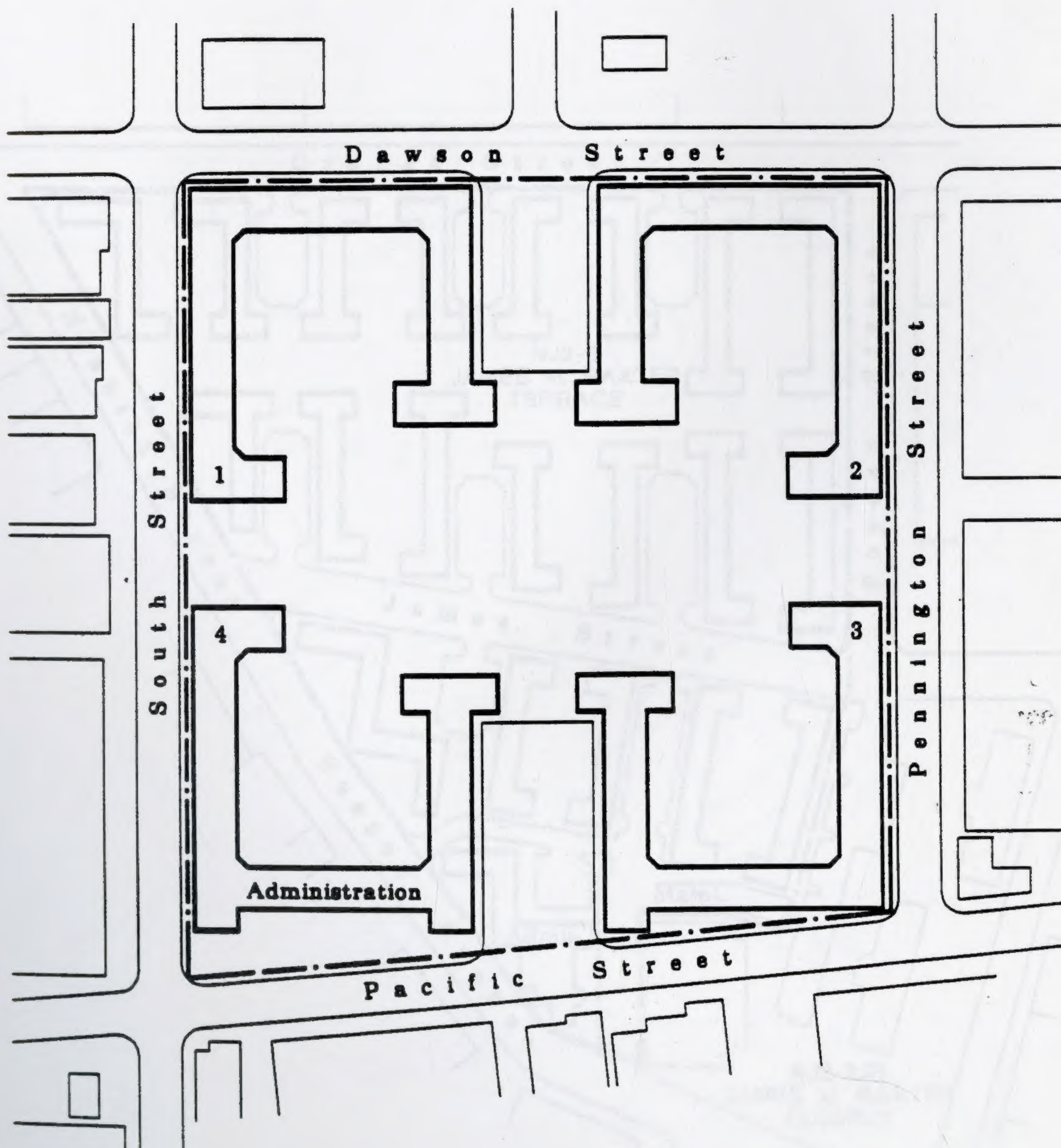
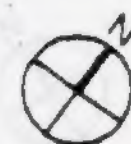
Site Plan

NJ2-1: Seth Boyden Court



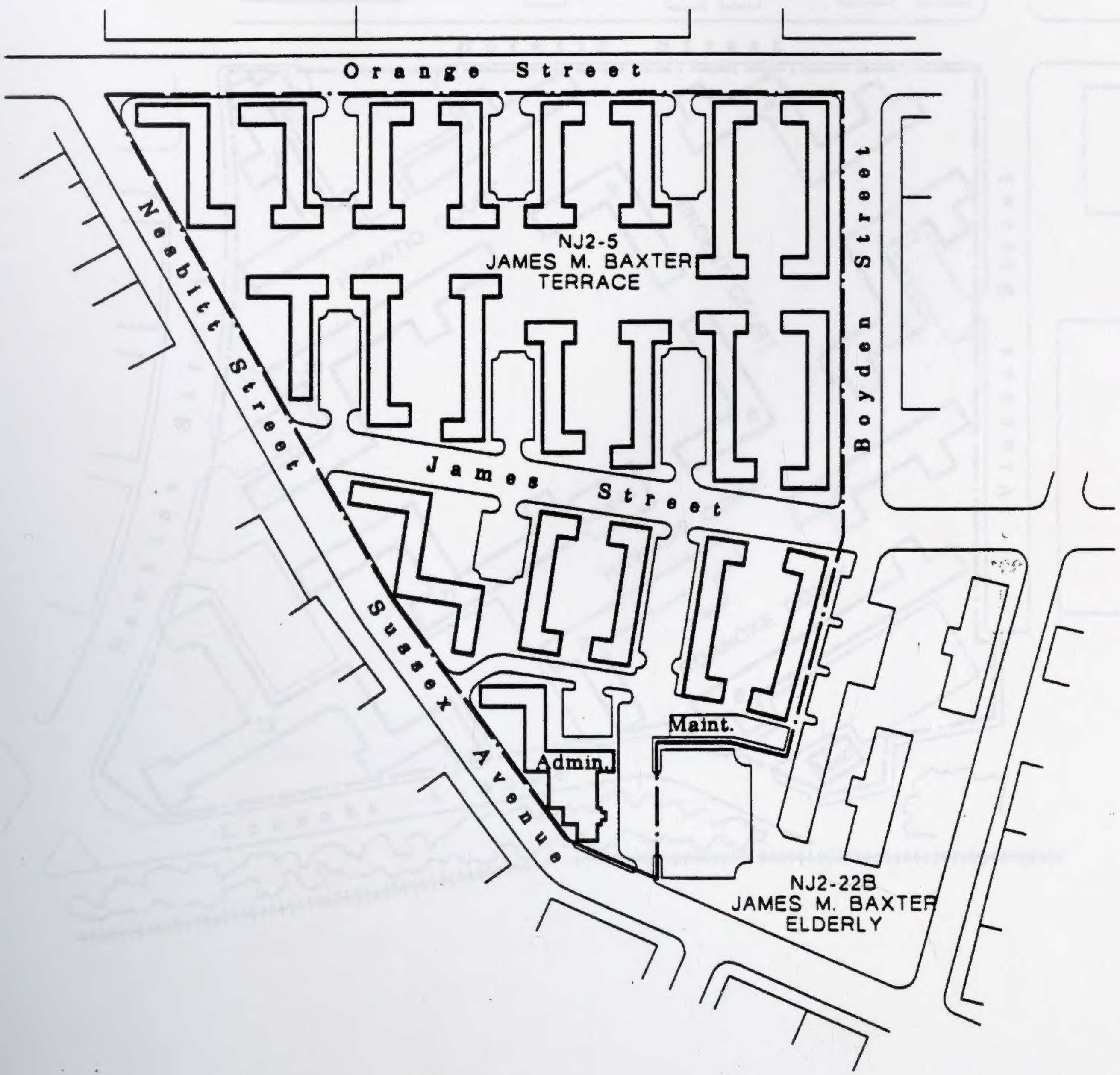
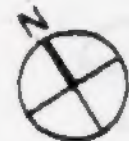
Site Plan

NJ2-2: Pennington Court



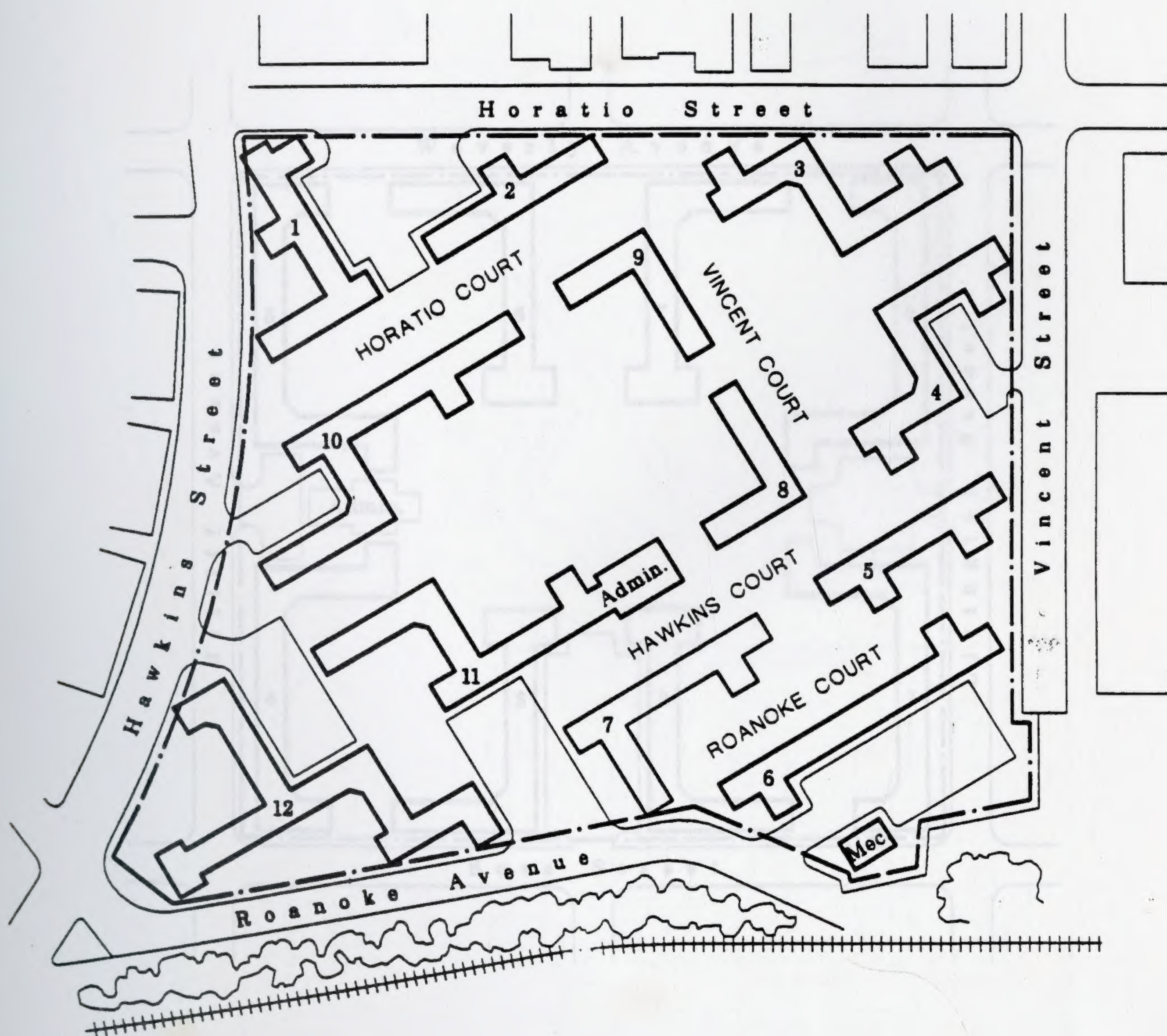
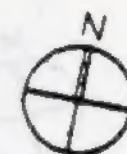
Site Plan

NJ2-5: James M. Baxter Terrace



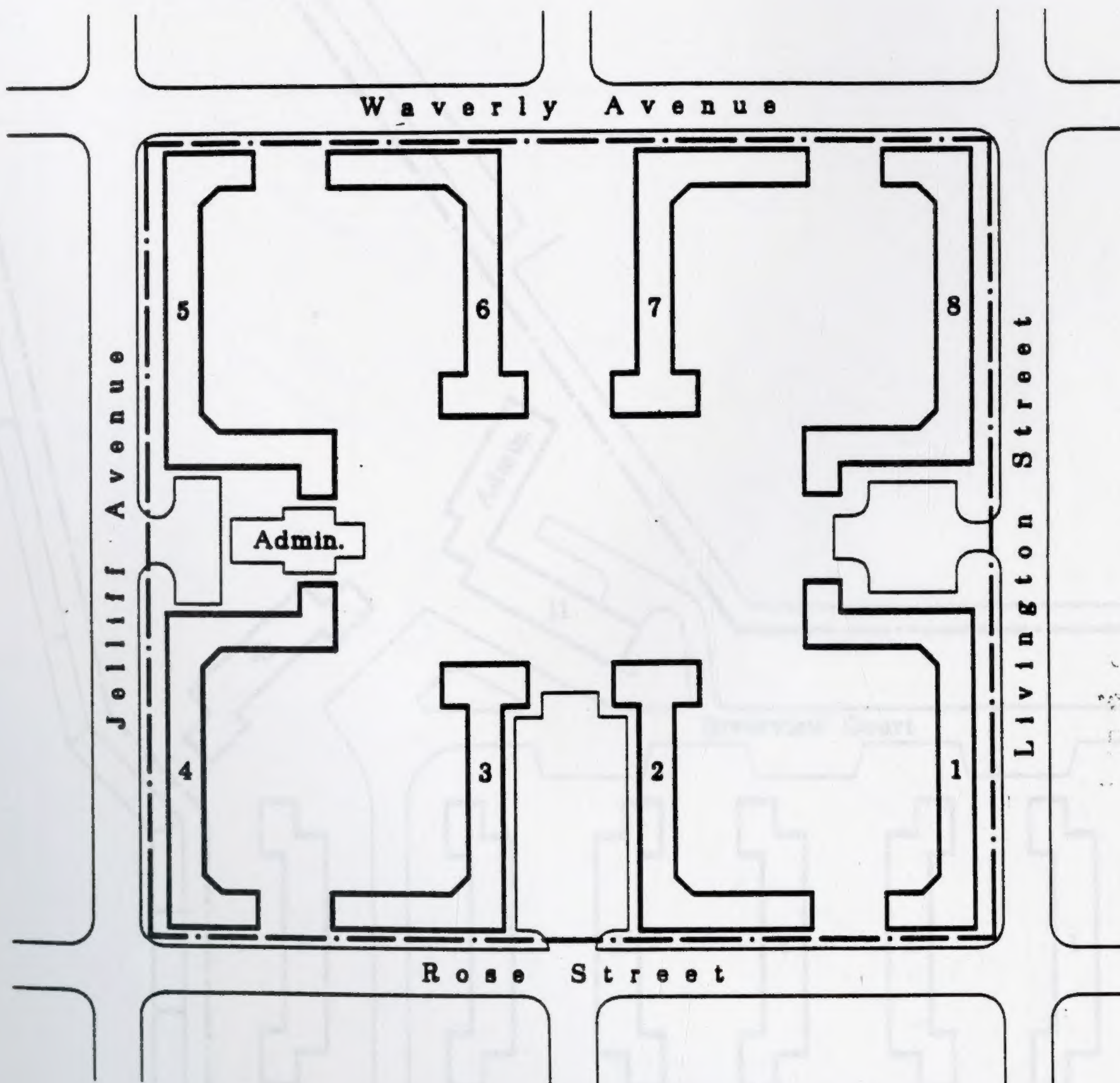
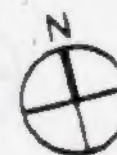
Site Plan

NJ2-7: John W. Hyatt Court



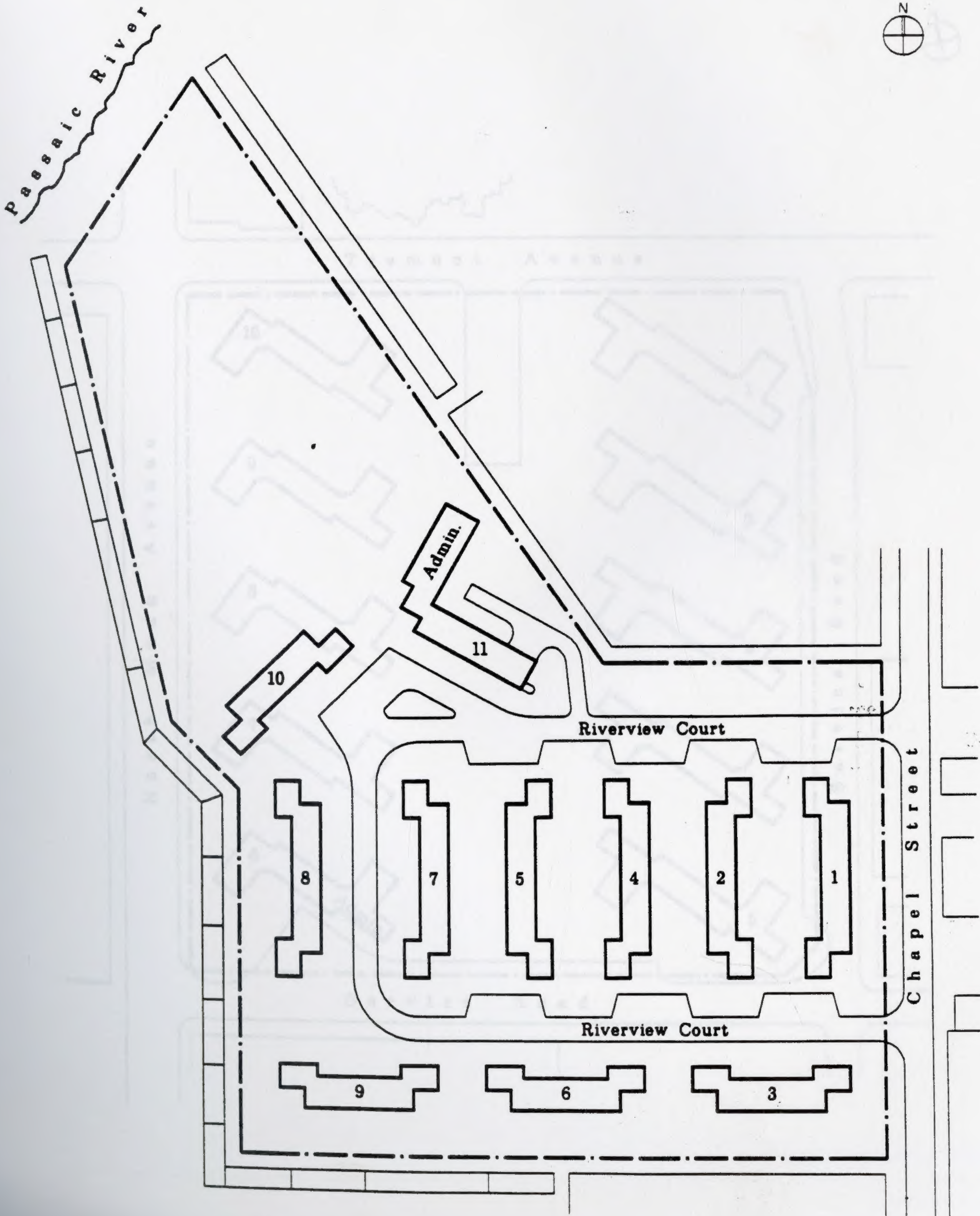
Site Plan

NJ2-8: Felix Fuld Court



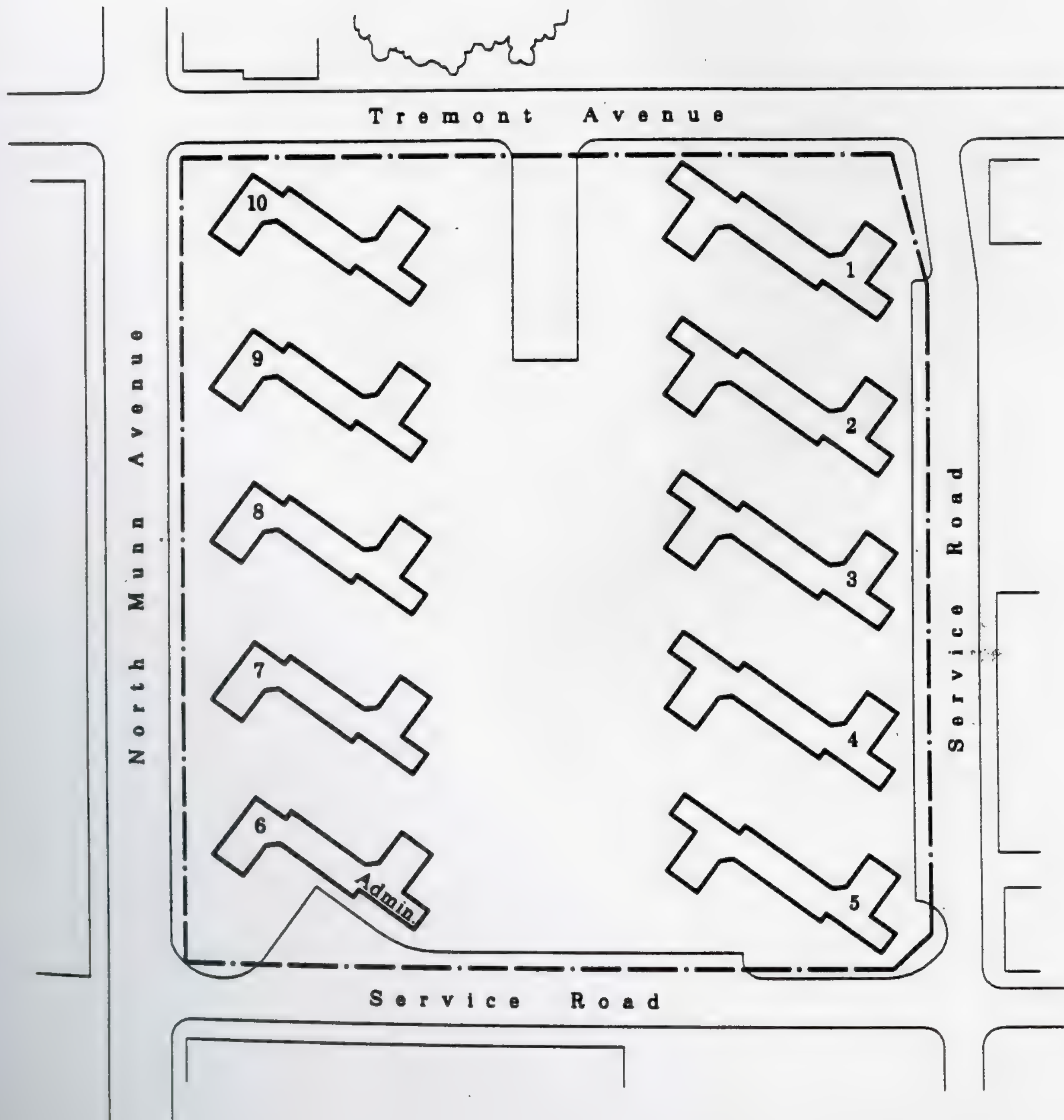
Site Plan

NJ2-9: Millard Terrell Homes



Site Plan

NJ2-14: Joseph P. Bradley Court

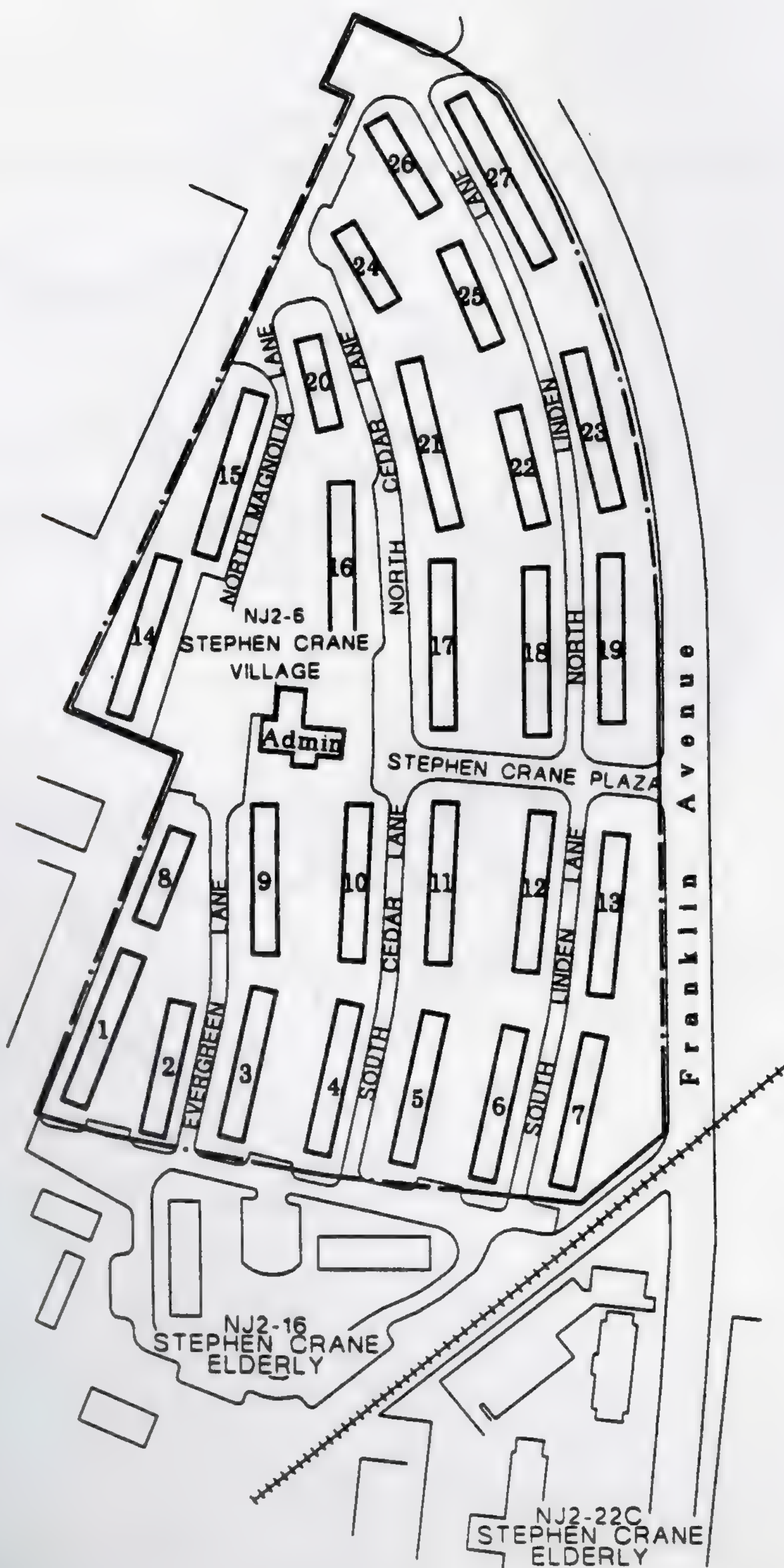


Project Site Plans

Townhouse

Site Plan

NJ2-6: Stephen Crane Village



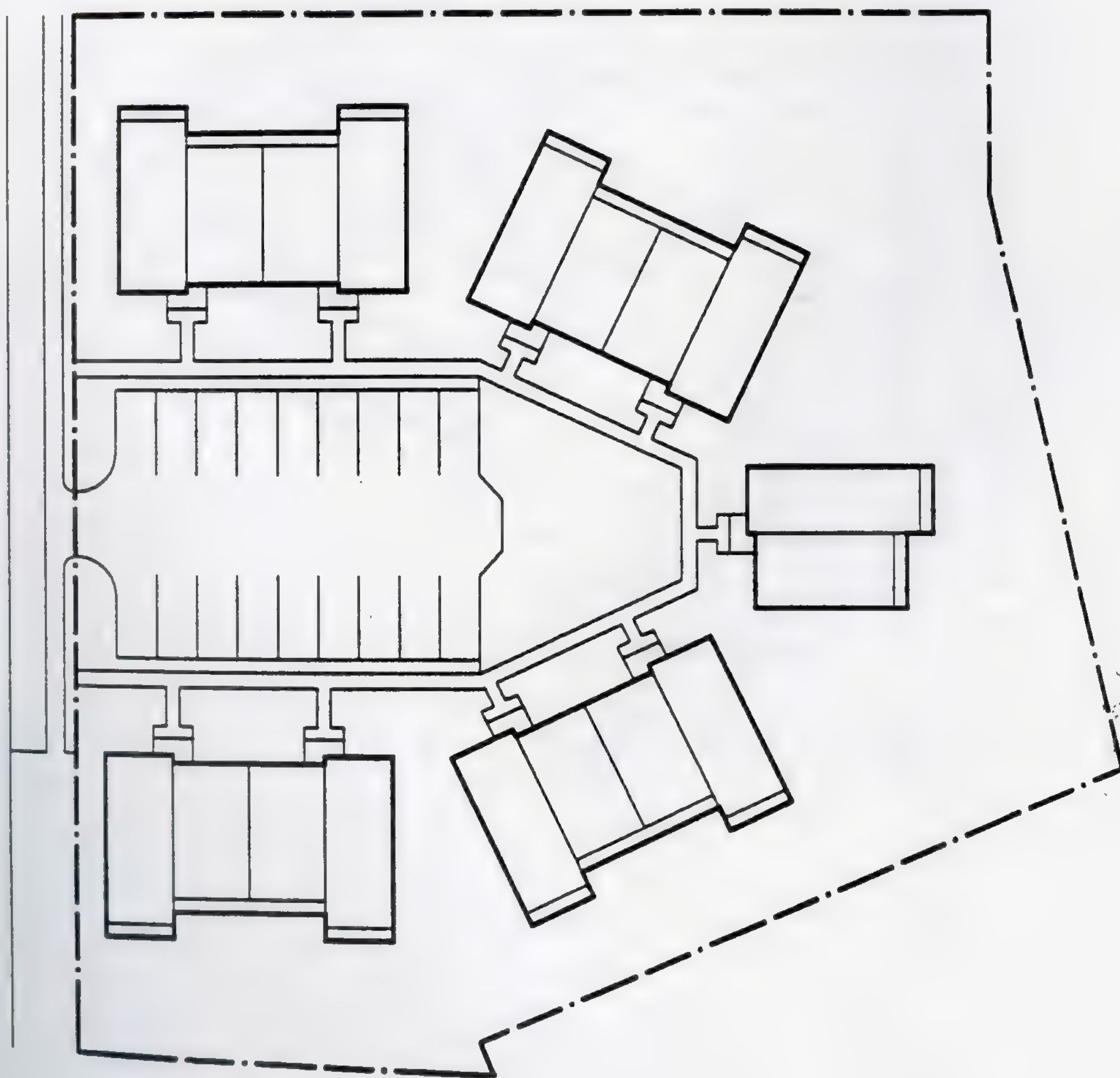
Site Plan

NJ2-20A: Bradley Court II at Munn Avenue



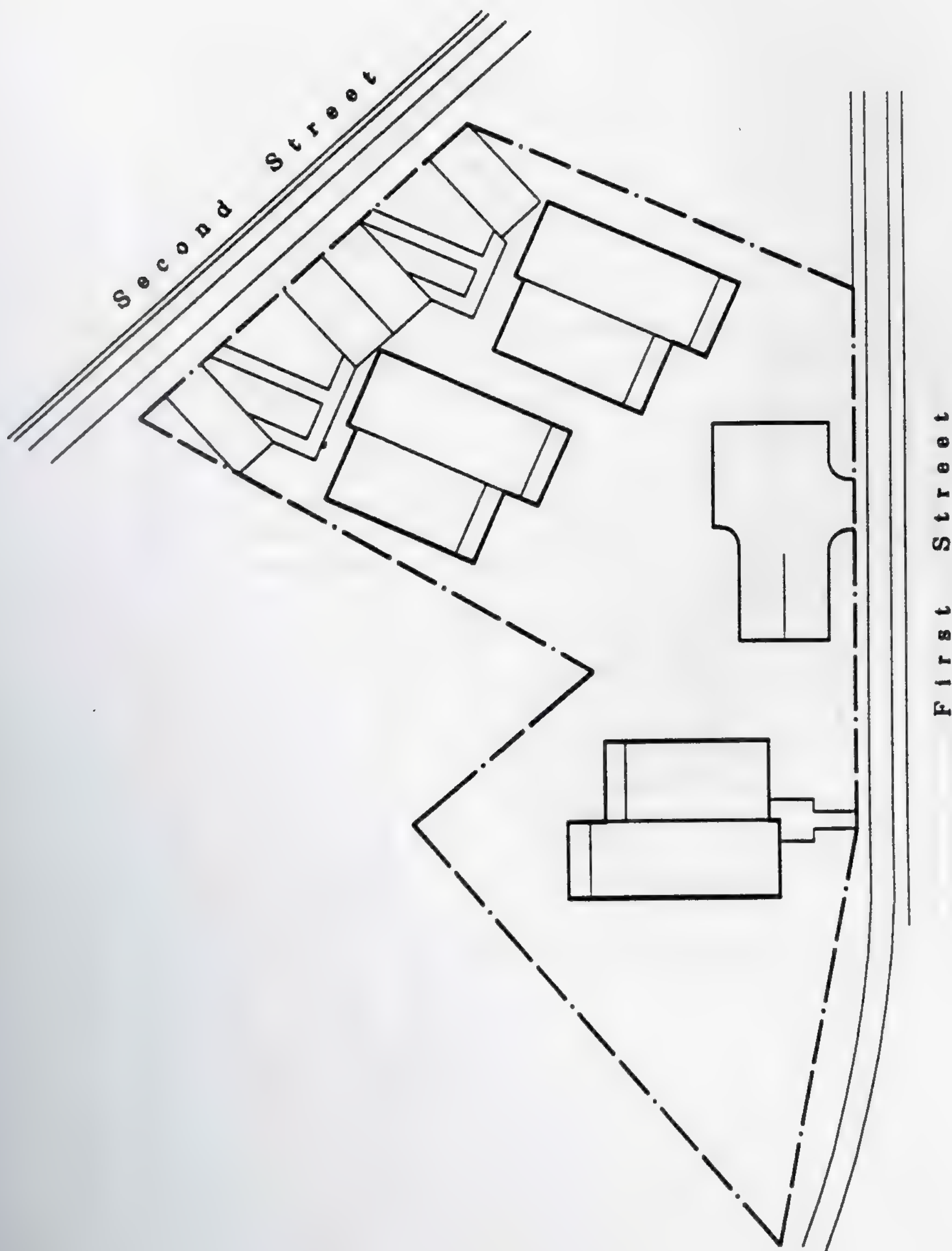
NJ2-14
BRADLEY COURT

North Munn Avenue



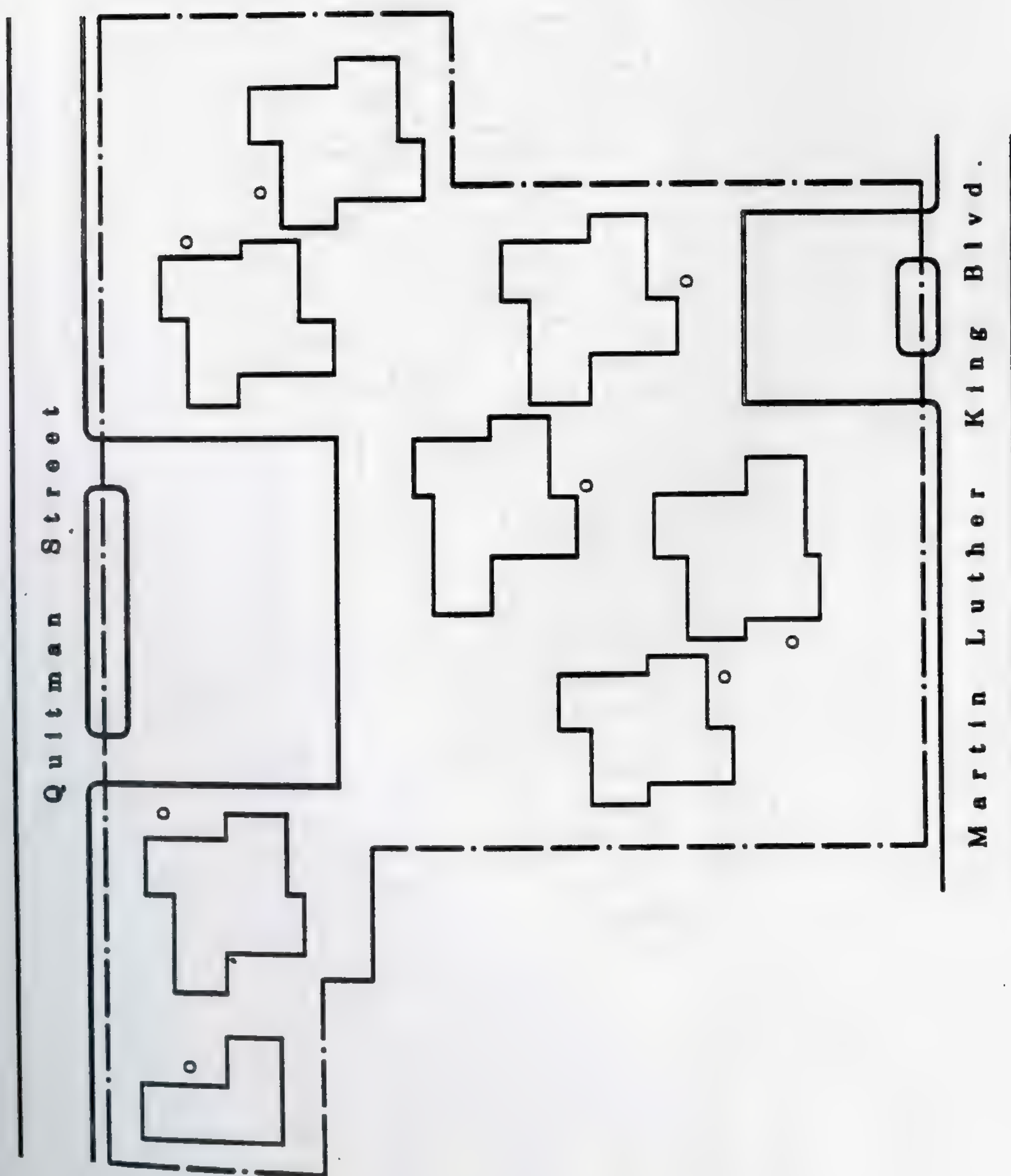
Site Plan

NJ2-20B: Bradley Court II at First Street



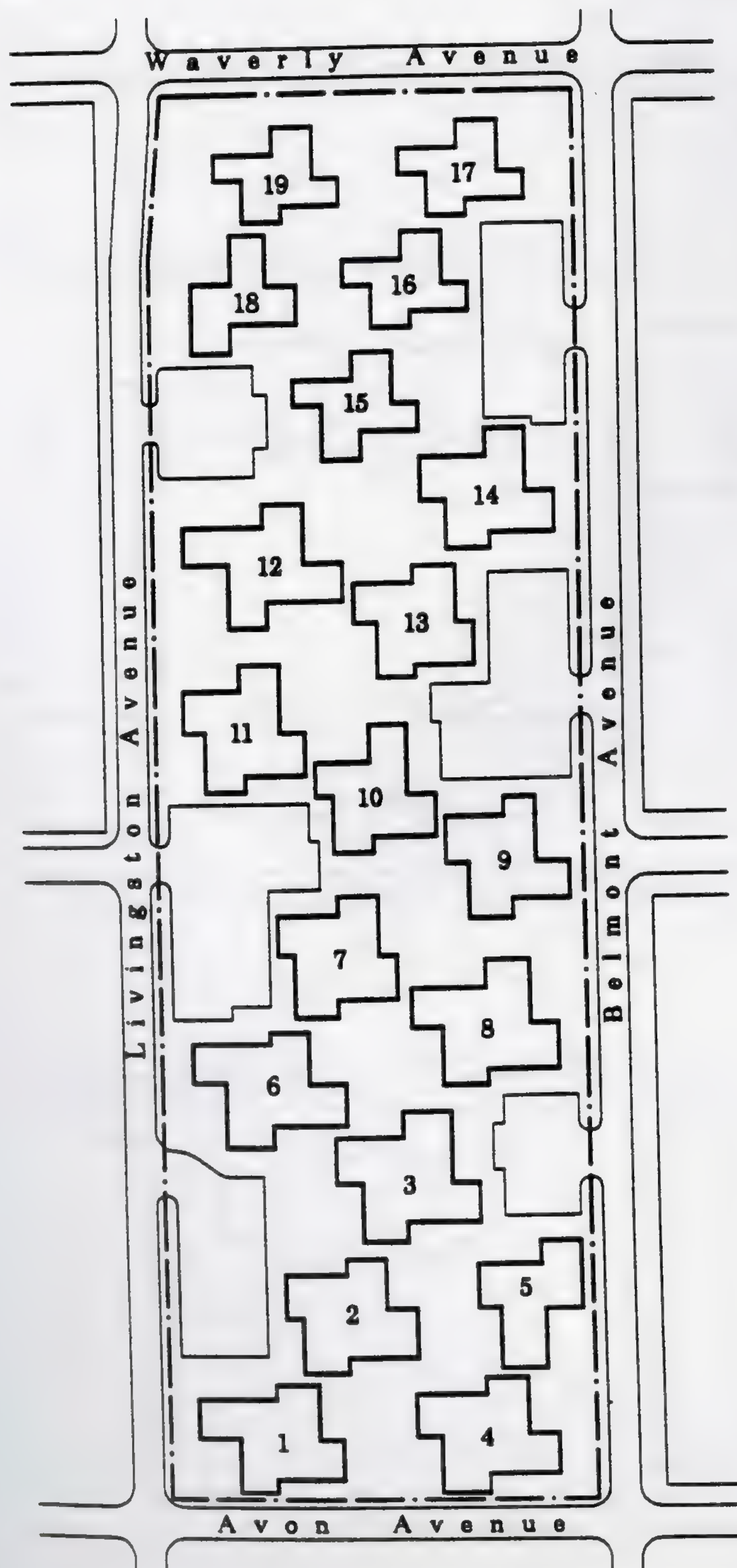
Site Plan

NJ2-27A: Martin Luther King Boulevard Scattered Site



Site Plan

NJ2-27B: Belmont Avenue Scattered Site



Site Plan

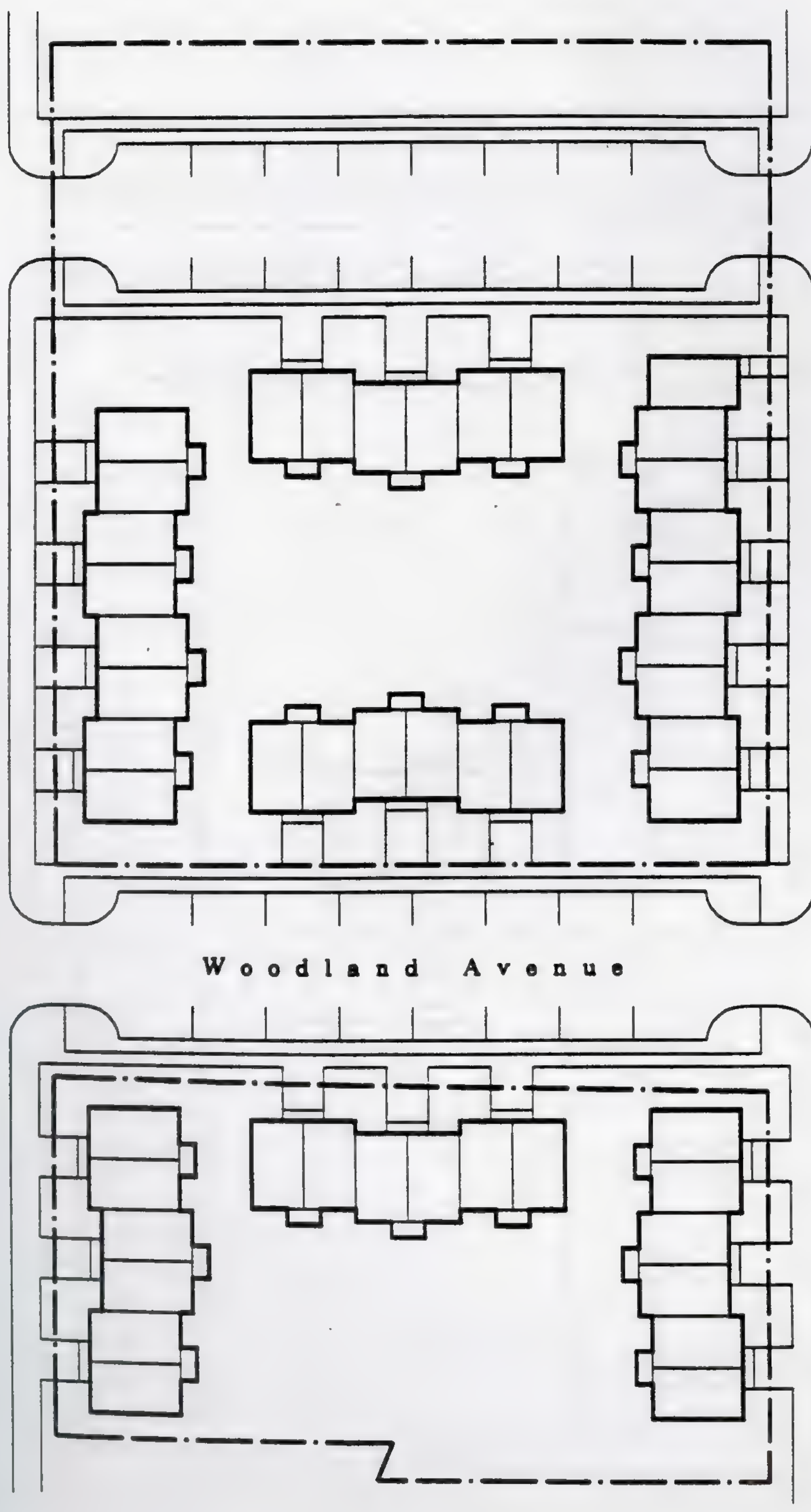
NJ2-29: Townhouses at Woodland Avenue



South Eleventh Street

South Tenth Street

Woodland Avenue



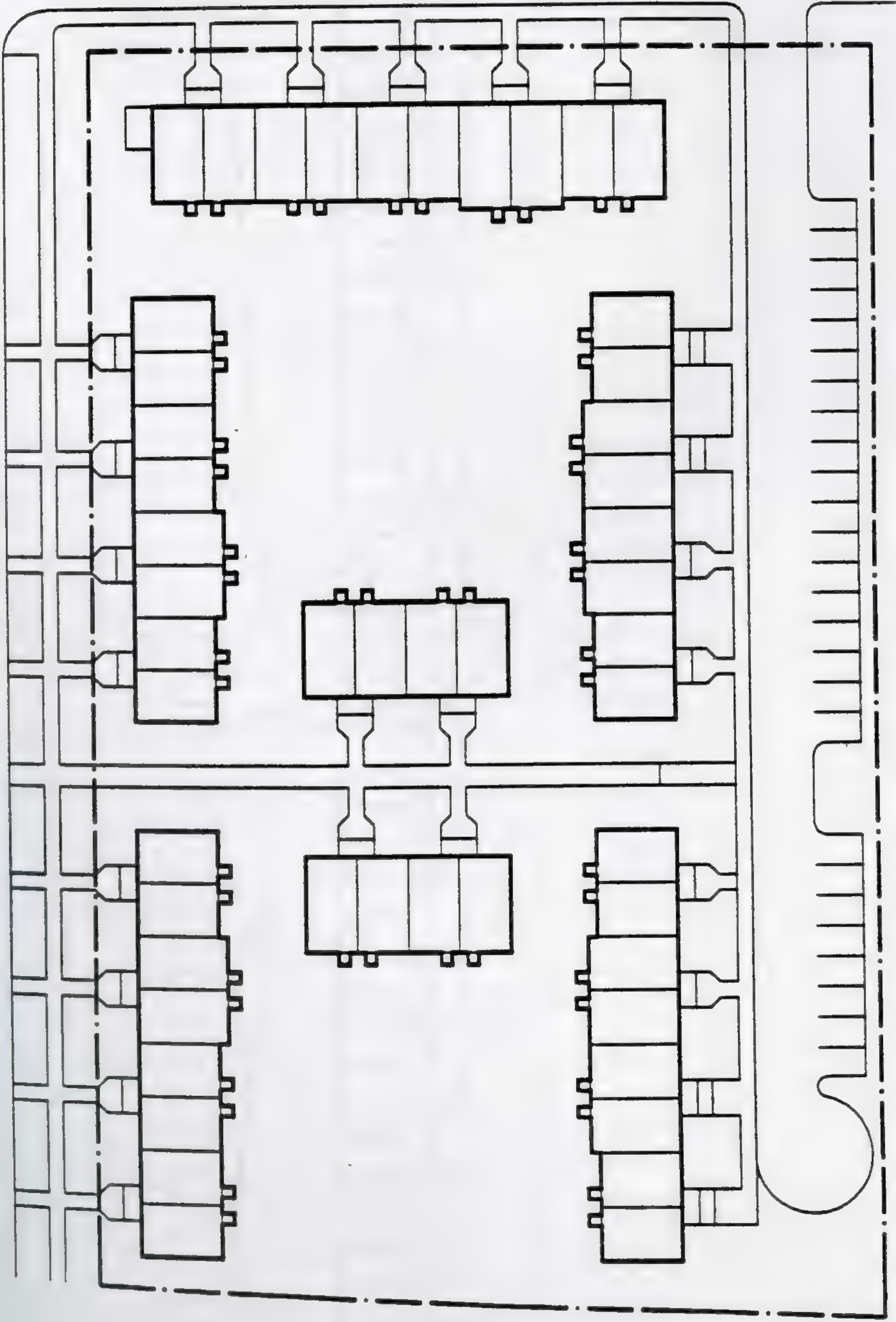
Site Plan

NJ2-30: Townhouses at Bergen Street



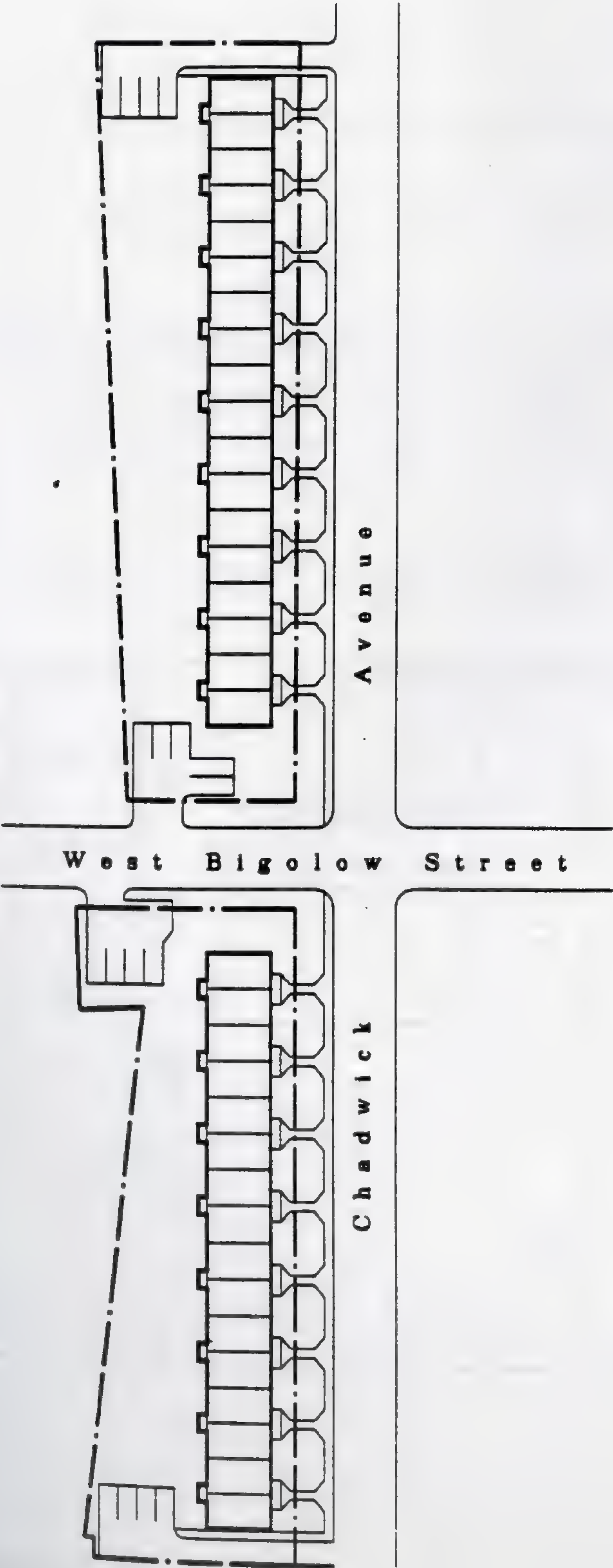
Bergen Street

Muhammad Ali Avenue



Site Plan

NJ2-31A: Townhouses at Chadwick Avenue



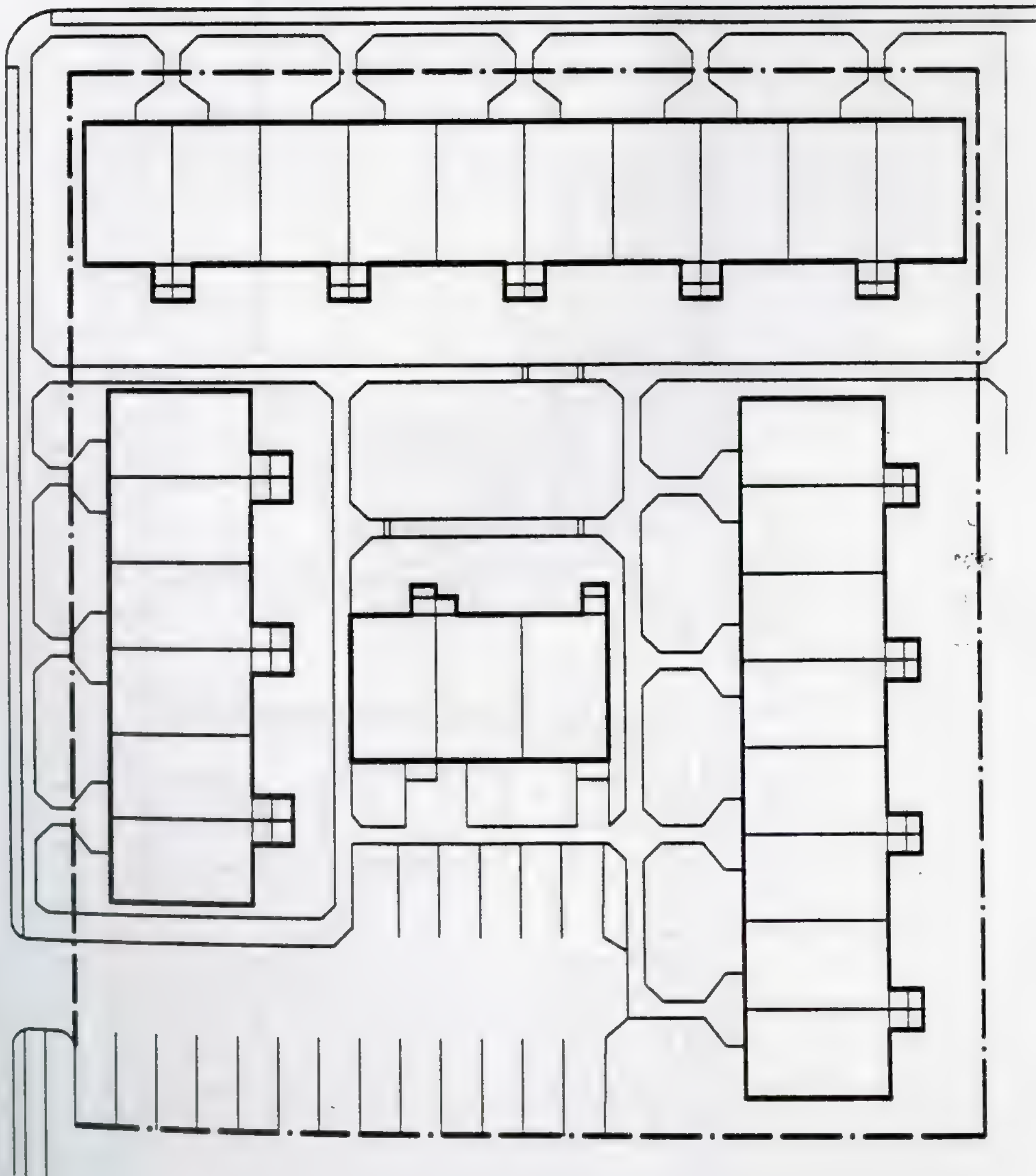
Site Plan

NJ2-31B: Townhouses at Mt. Prospect Avenue



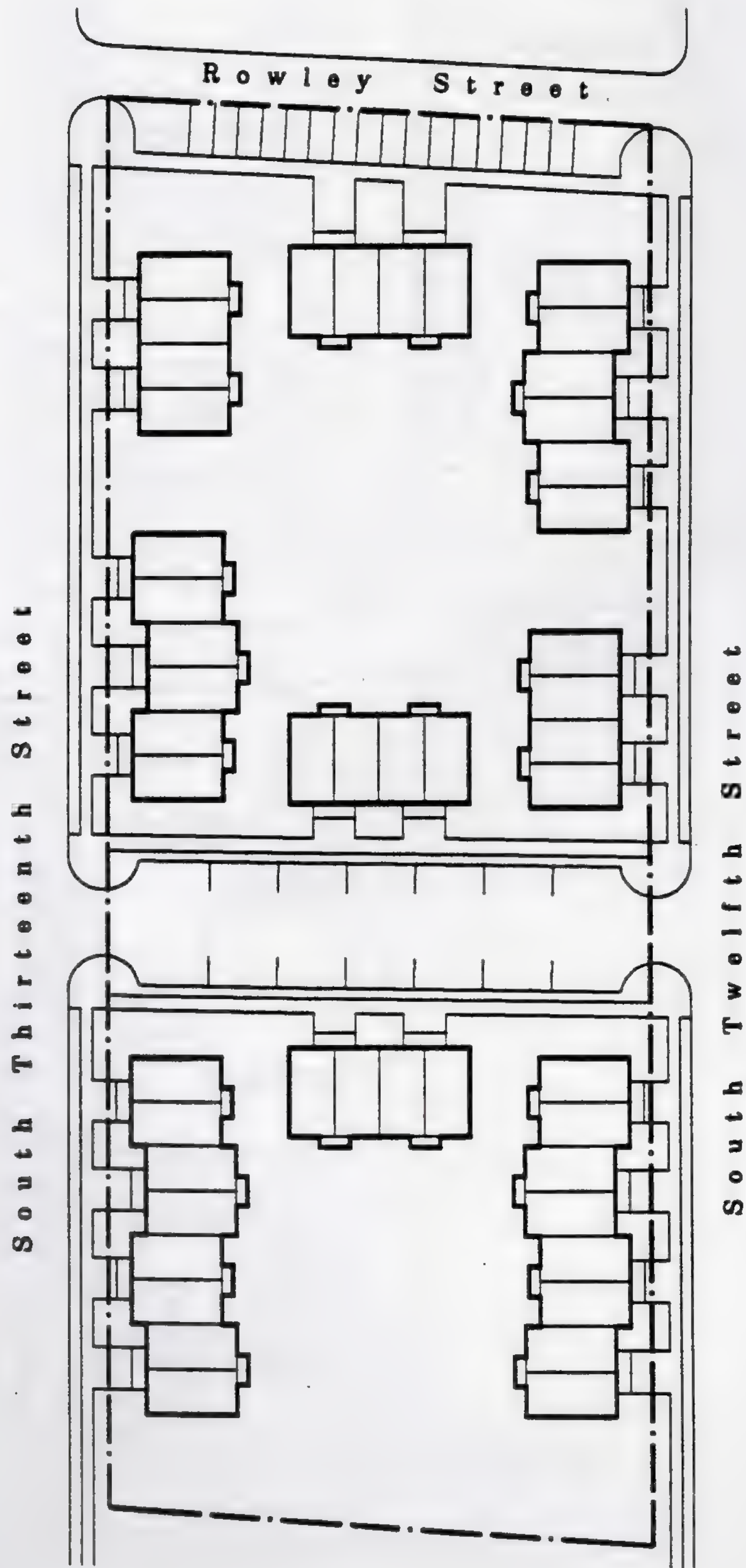
S i x t h A v e n u e W e s t

M t . P r o s p e c t A v e n u e



Site Plan

NJ2-35: Townhouses at South Thirteenth Street



Site Plan

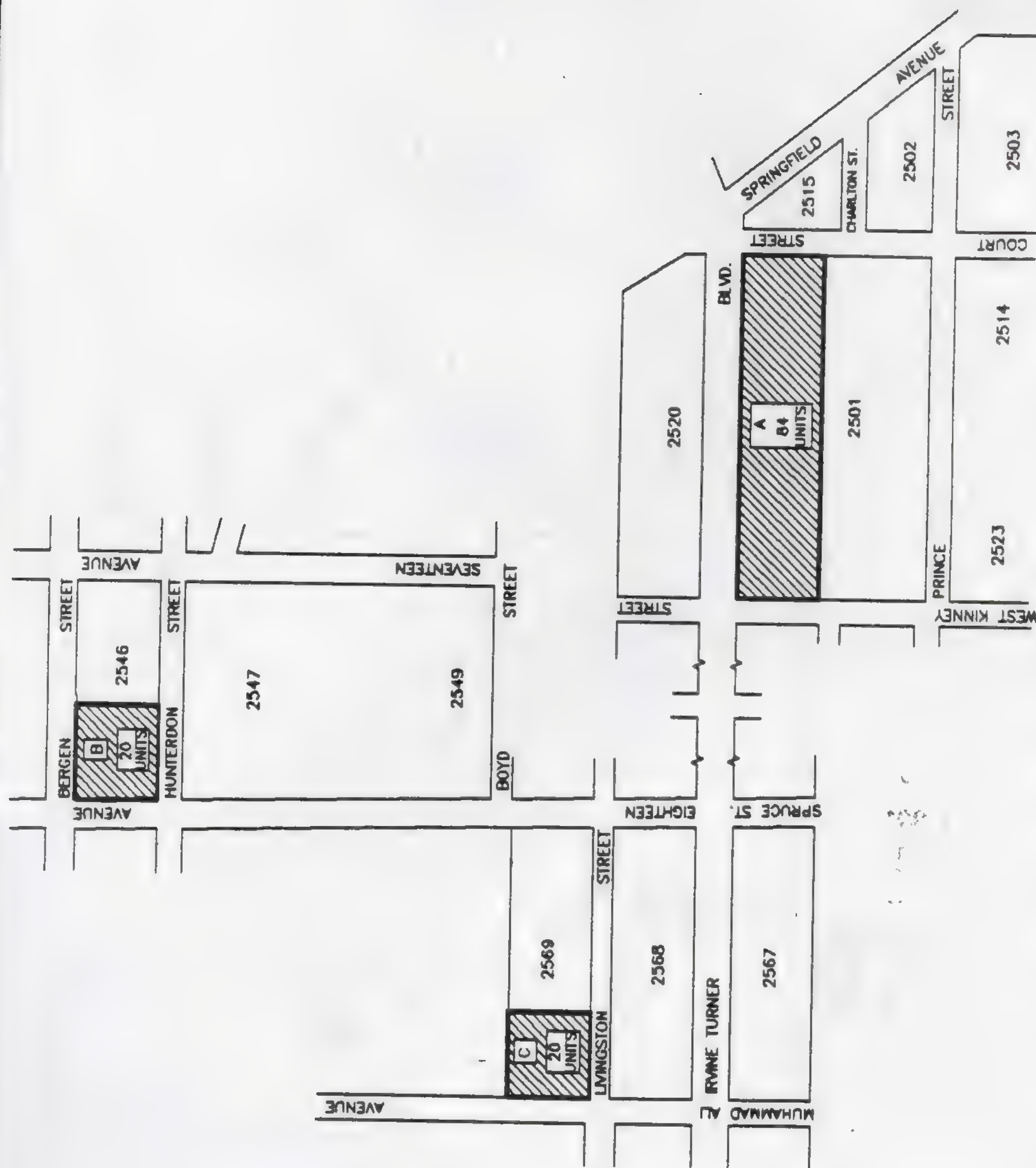
NJ2-36: Townhouses at Broad Street



Site Plan

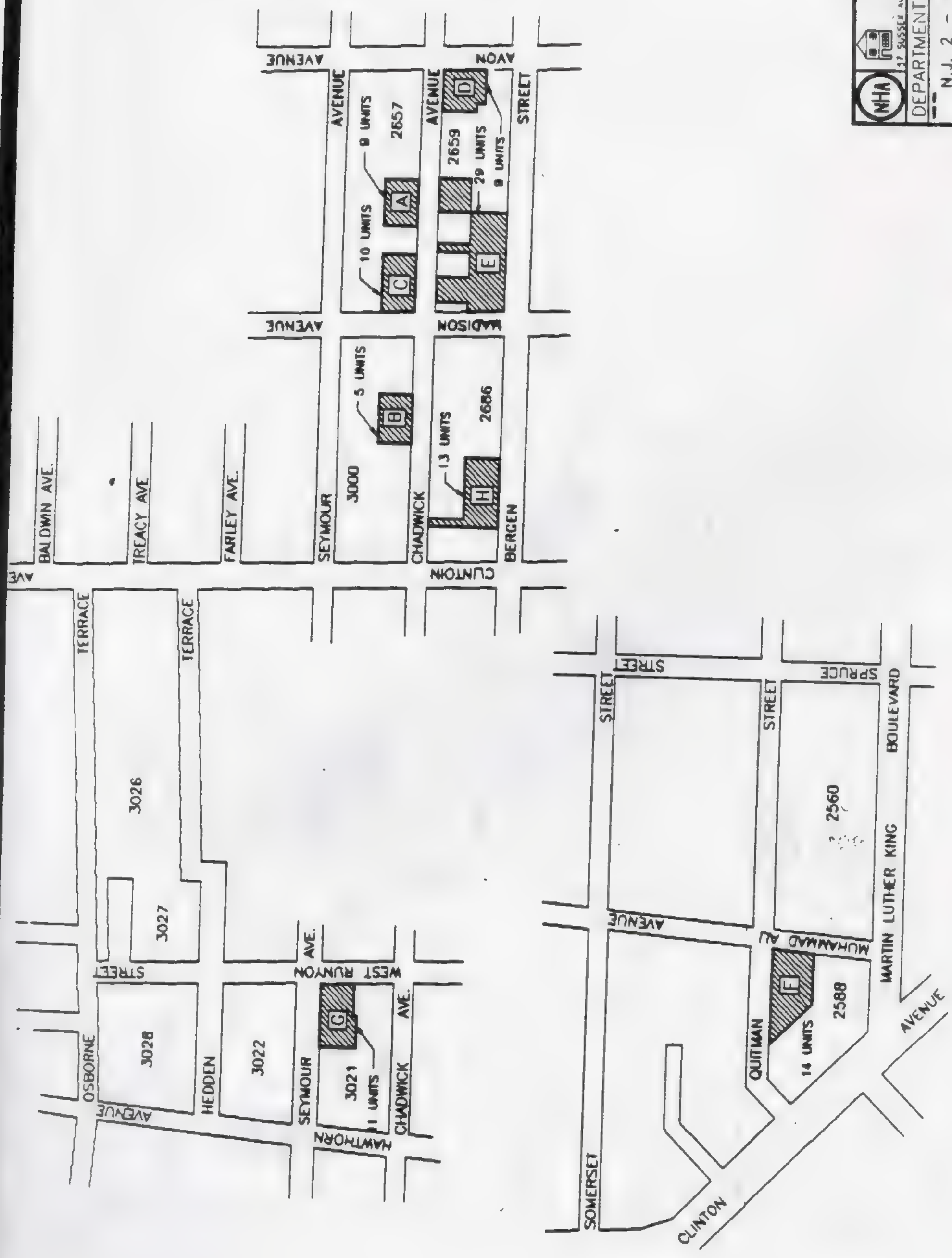
NJ2-37: Townhouses at Oriental Street





N.J. 2-039 KEY MAP OF PROPOSED HOUSING SITES 124 units
NOT TO SCALE

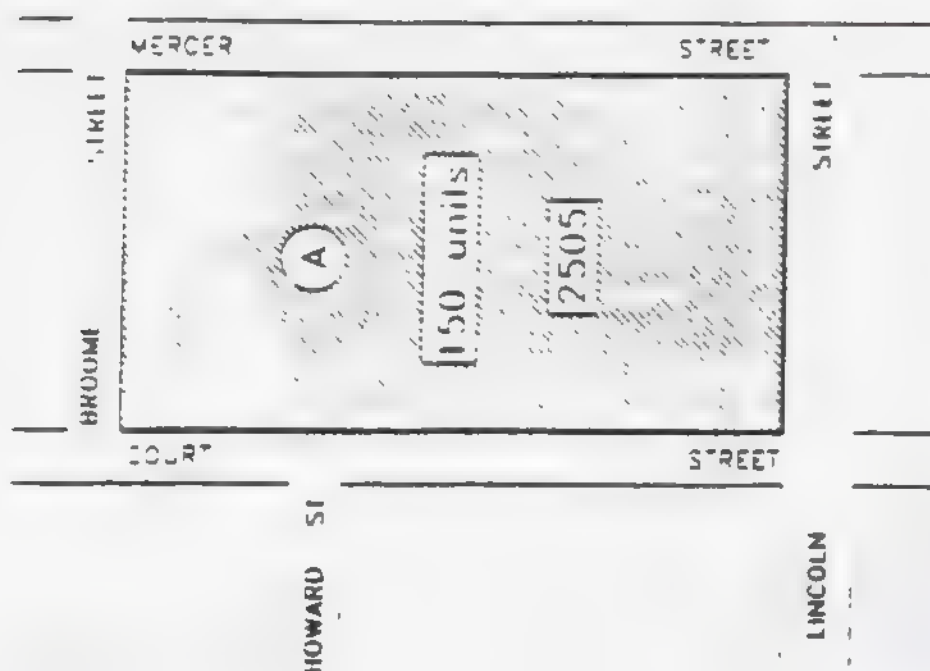
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	CITY OF NEWARK	
57 SUSSEX AVENUE, NEWARK, N.J. 07102 (201) 596-1434		
DEPARTMENT OF REDEVELOPMENT		
N.J. 2-39		
CENTRAL WARD		
KEY MAP OF PROPOSED HOUSING SITES - 124 UNITS		
1 OF 1		



	HOUSING AUTHORITY	OF THE	
	CITY OF NEWARK		
137 SUSSEX AVE. NEWARK, N.J. 07102			
DEPARTMENT OF REDEVELOPMENT			
N.J. 2 - 40			
SOUTH & CENTRAL WARDS			
KEY MAP OF PROPOSED HOUSING SITES - 100 UNITS		1 OF 1	

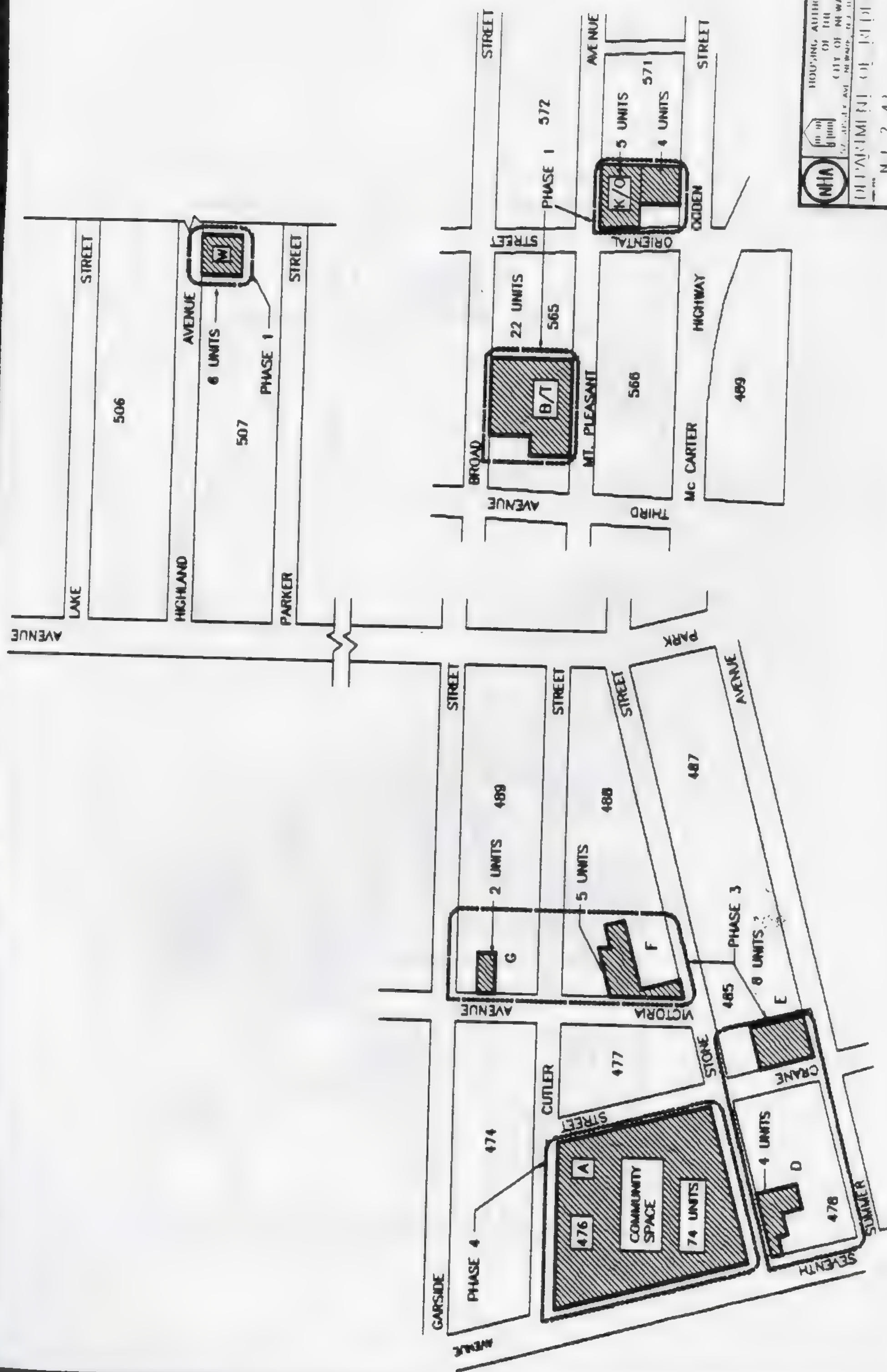
N.J. 2-040 KEY MAP OF PROPOSED HOUSING SITES - 100 units

NOT TO SCALE



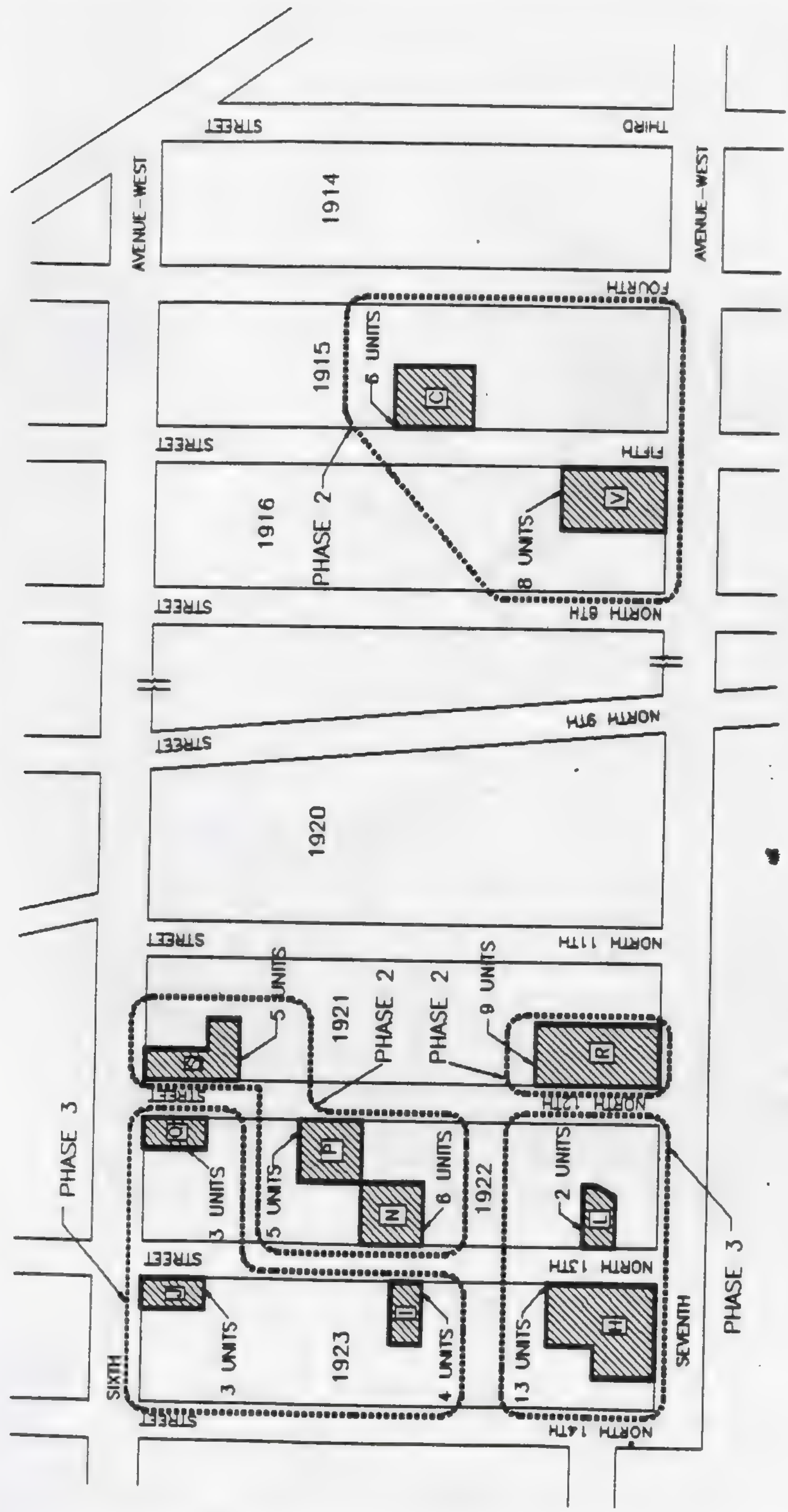
	HOUSING AUTHORITY OF THE CITY OF NEWARK NEWARK, N.J. 07102 (201) 596-2430
NJ 2 41	ELIZABETH VALLEY SECTION & CENTRAL WARD
ALY MAP OF PROPOSED HOUSING SITES 199 UNITS	1

N.J. 2 - 41 KEY MAP OF PROPOSED HOUSING SITES 199 UNITS
NOT TO SCALE



	HOUSING AUTHORITY	(in sq ft)
	CITY OF NEWARK	(in sq ft)
DEPARTMENT OF PLANNING AND DEVELOPMENT		(in sq ft)
NJ 2 4 2		(in sq ft)
NORTH & CENTRAL WARDS		(in sq ft)
KEY MAP OF PROPOSED HOUSING SITES - 194 UNITS		(in sq ft)
A J		(in sq ft)

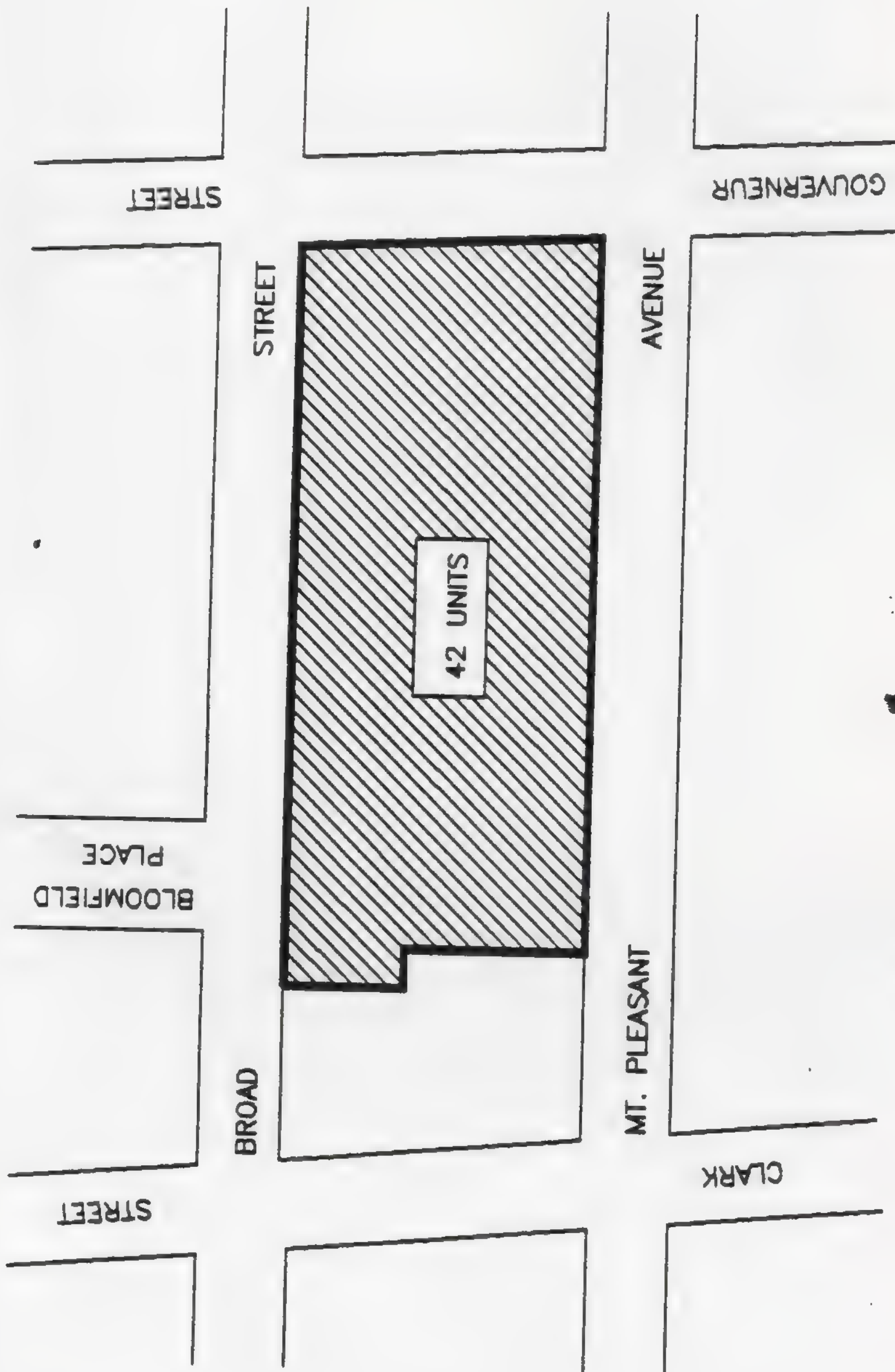
N.J. 2-042 KEY MAP OF PROPOSED HOUSING SITES - 194 units
NOT TO SCALE



	HOUSING AUTHORITY OF THE CITY OF NEWARK 57 SUSSEX AVE. NEWARK, N.J. 07103 (201) 586-7400	(for info) (1000)
DEPARTMENT OF REDEVLOPMENT	N.J. 2-42	CENTRAL & WEST WARDS
KEY MAP OF PROPOSED HOUSING SITES - 194 UNITS	2 of 2	A J

N.J. 2-042 KEY MAP OF PROPOSED HOUSING SITES - 194 units

NOT TO SCALE



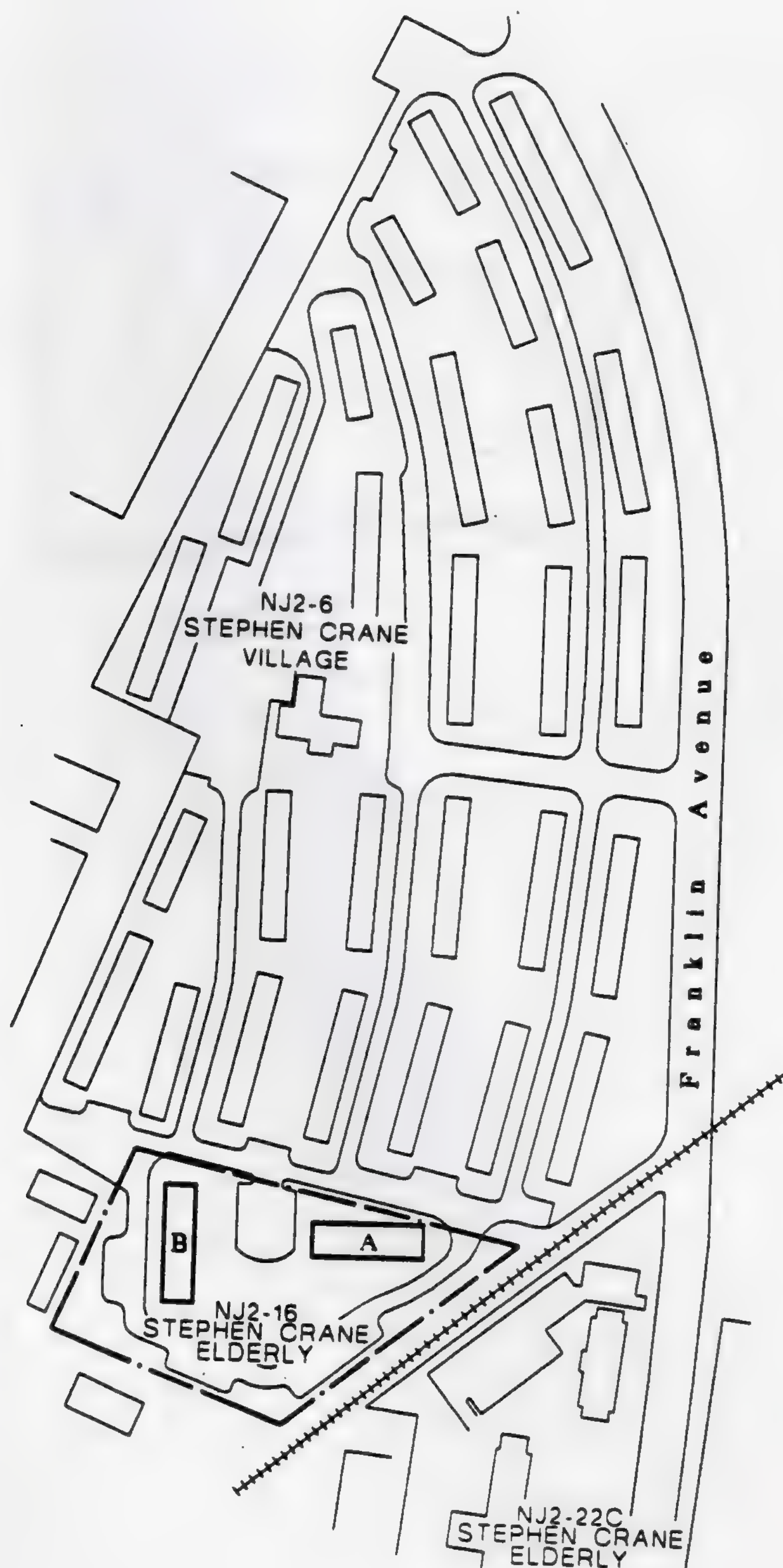
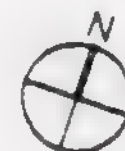
		HOUSING AUTHORITY OF THE CITY OF NEWARK 375 SOUTH AVENUE, NEWARK, N.J. 07102 (201) 590-4500	
DEPARTMENT OF REDEVELOPMENT		N.J. 2-51	
NORTH WARD		MT. PLEASANT HOMES 42 UNITS	
1 OF 1		A J	

N.J. 2-051 MT. PLEASANT HOMES-42 units

NOT TO SCALE

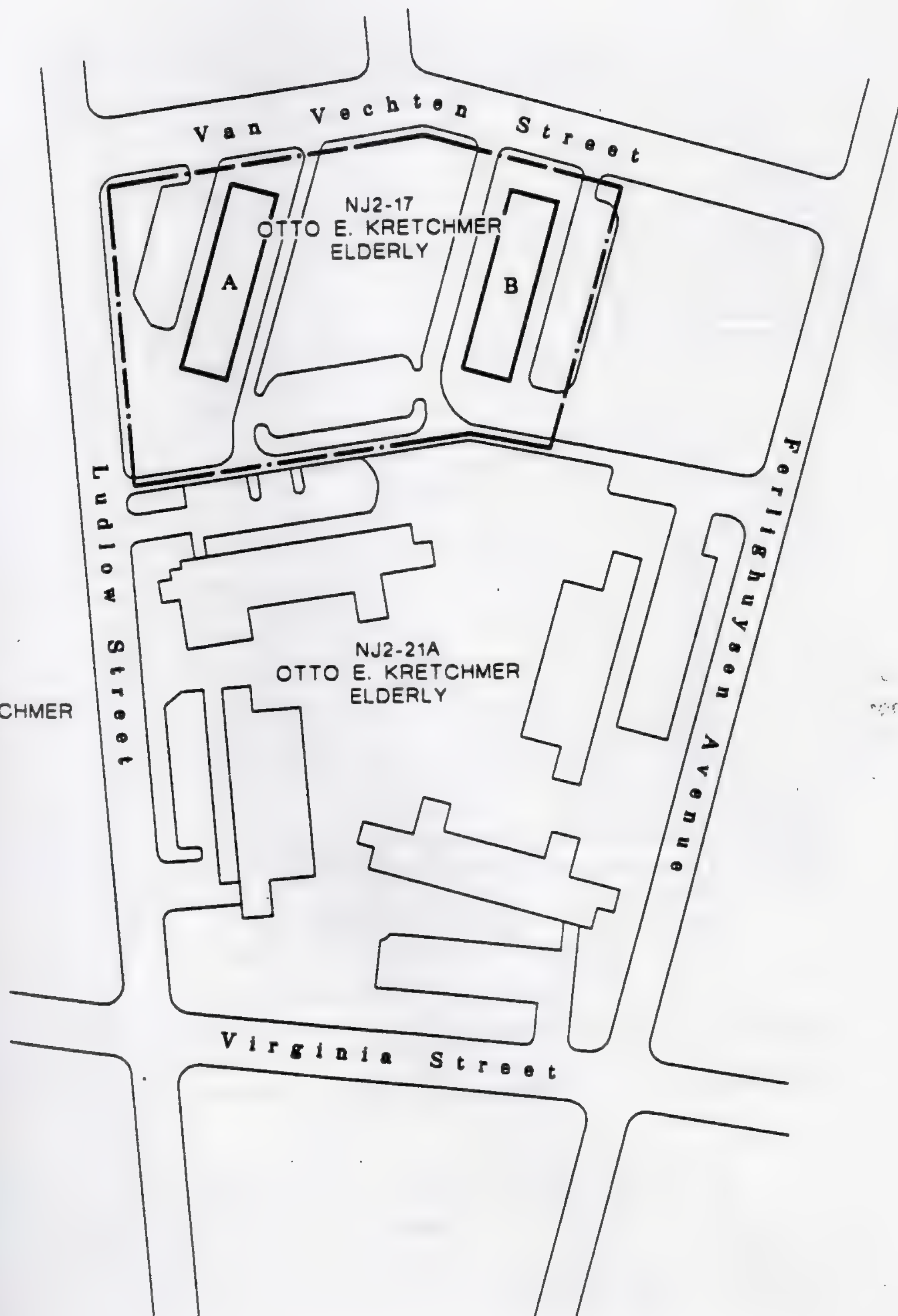
Site Plan

NJ2-16: Stephen Crane Elderly



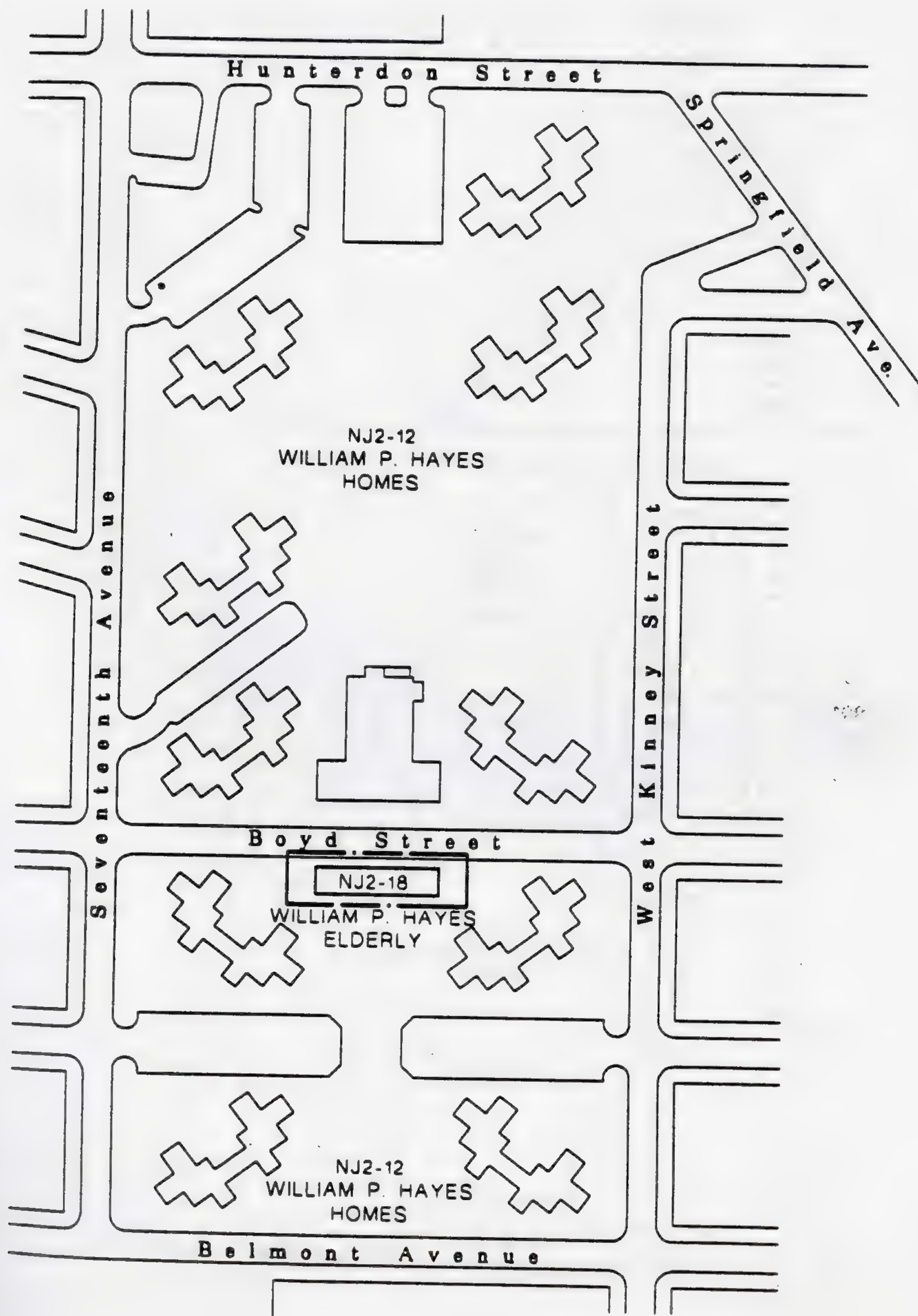
Site Plan

NJ2-17: Otto E. Kretchmer Elderly



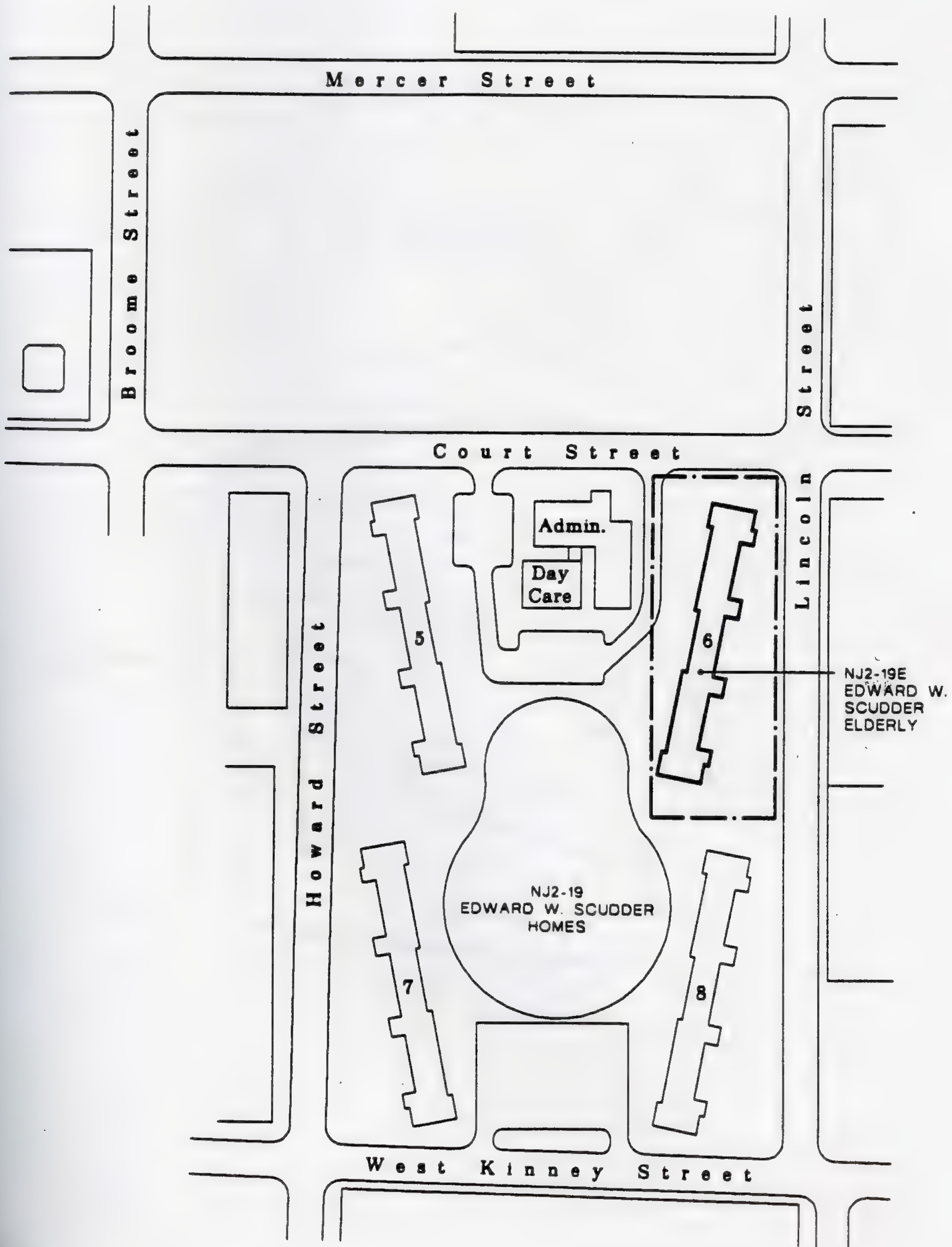
Site Plan

NJ2-18: Reverend William P. Hayes Elderly



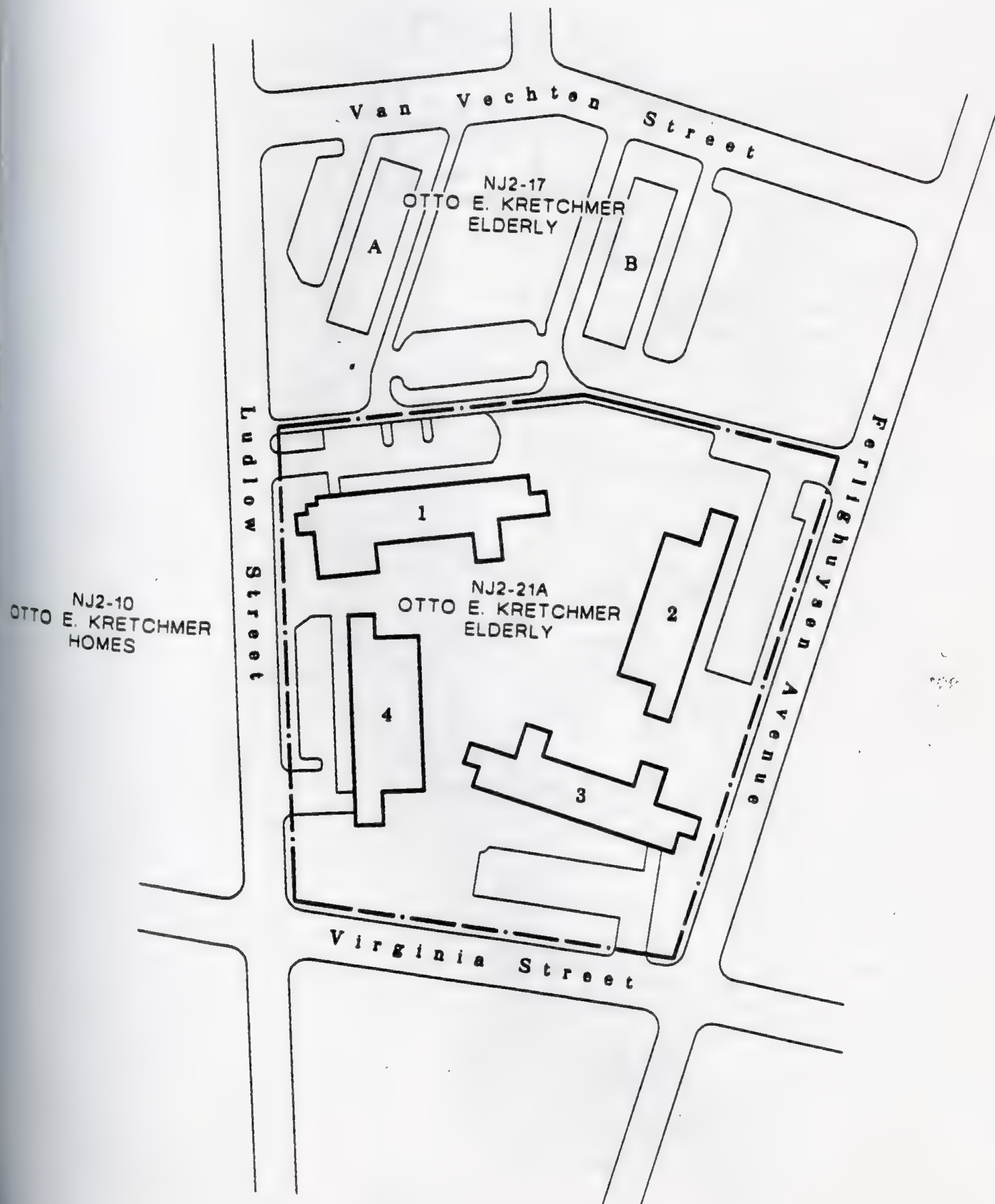
Site Plan

NJ2-19E: Edward W. Scudder Elderly



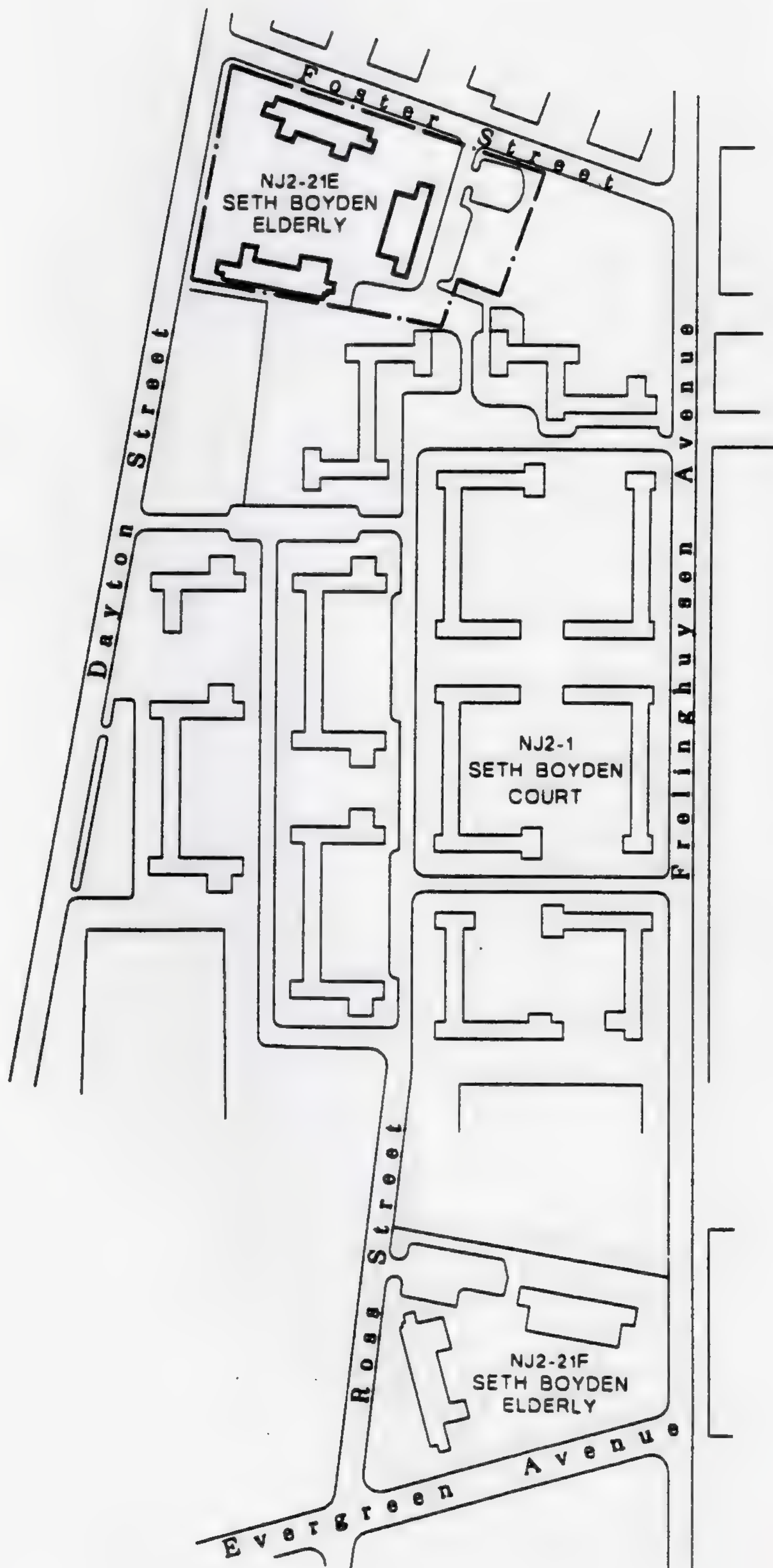
Site Plan

NJ2-21A: Otto E. Kretchmer Elderly



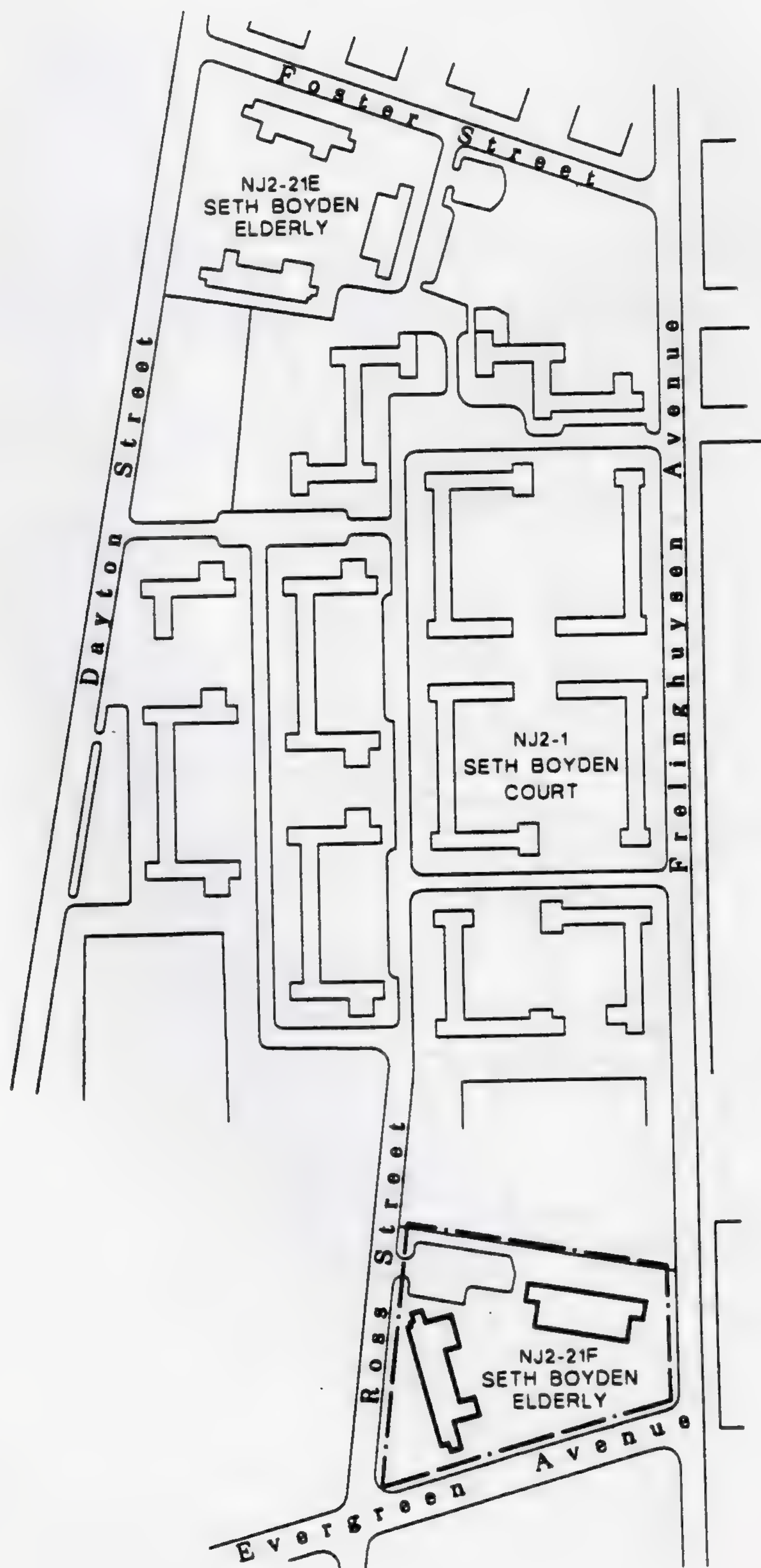
Site Plan

NJ2-21E: Seth Boyden Elderly



Site Plan

NJ2-21F: Seth Boyden Elderly



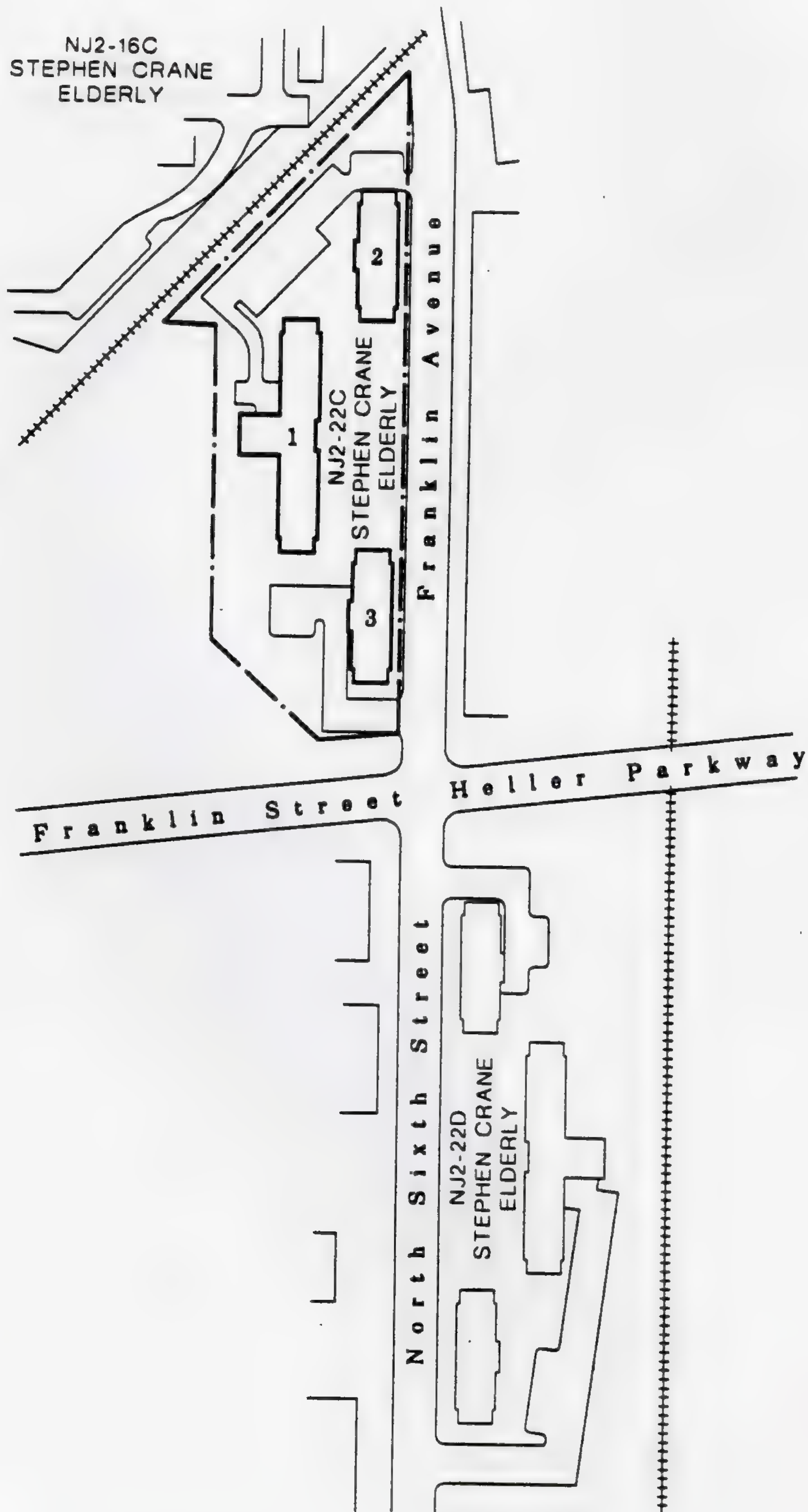
Site Plan

NJ2-22B: James M. Baxter Elderly



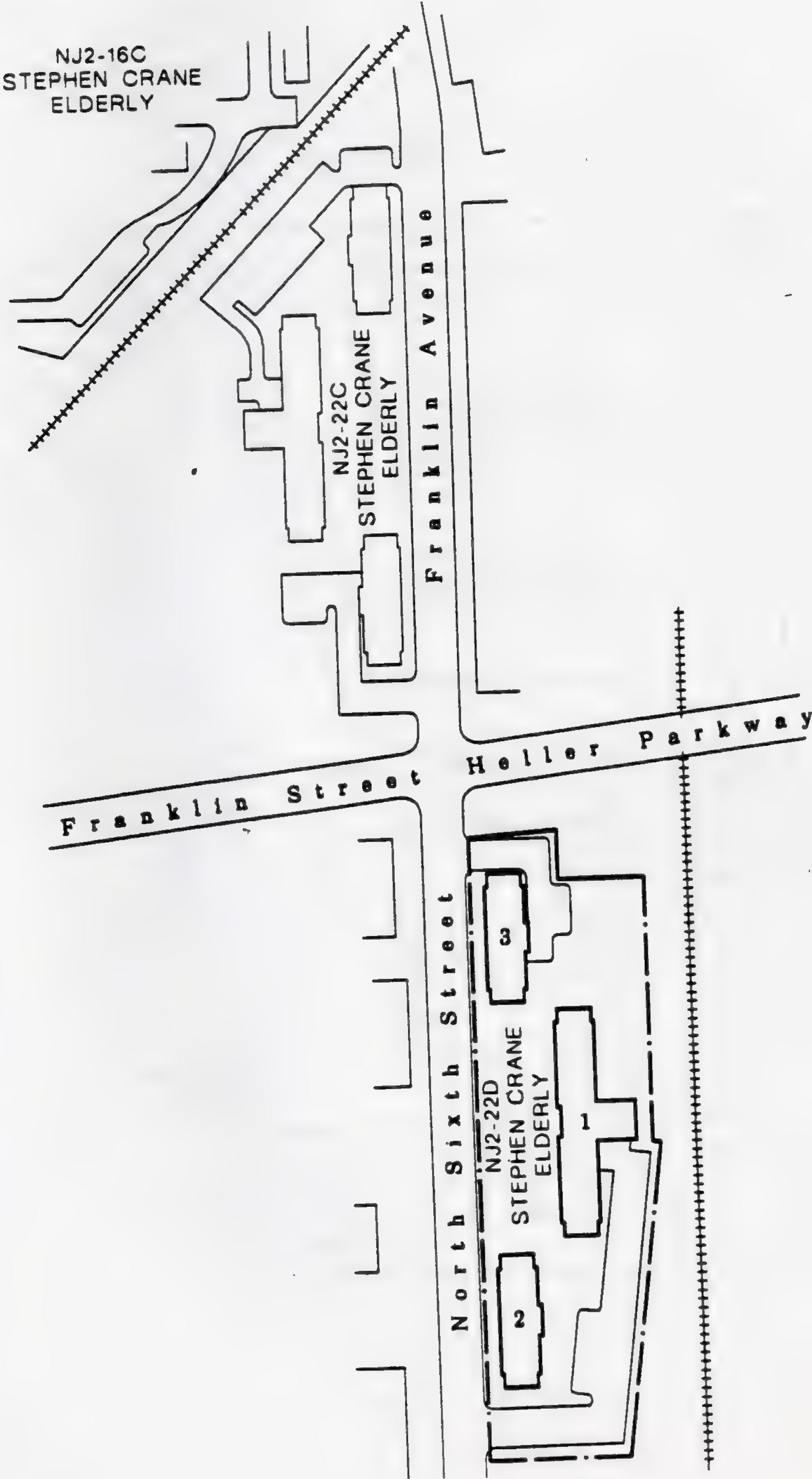
Site Plan

NJ2-22C: Stephen Crane Elderly



Site Plan

NJ2-22D: Stephen Crane Elderly



Site Plan

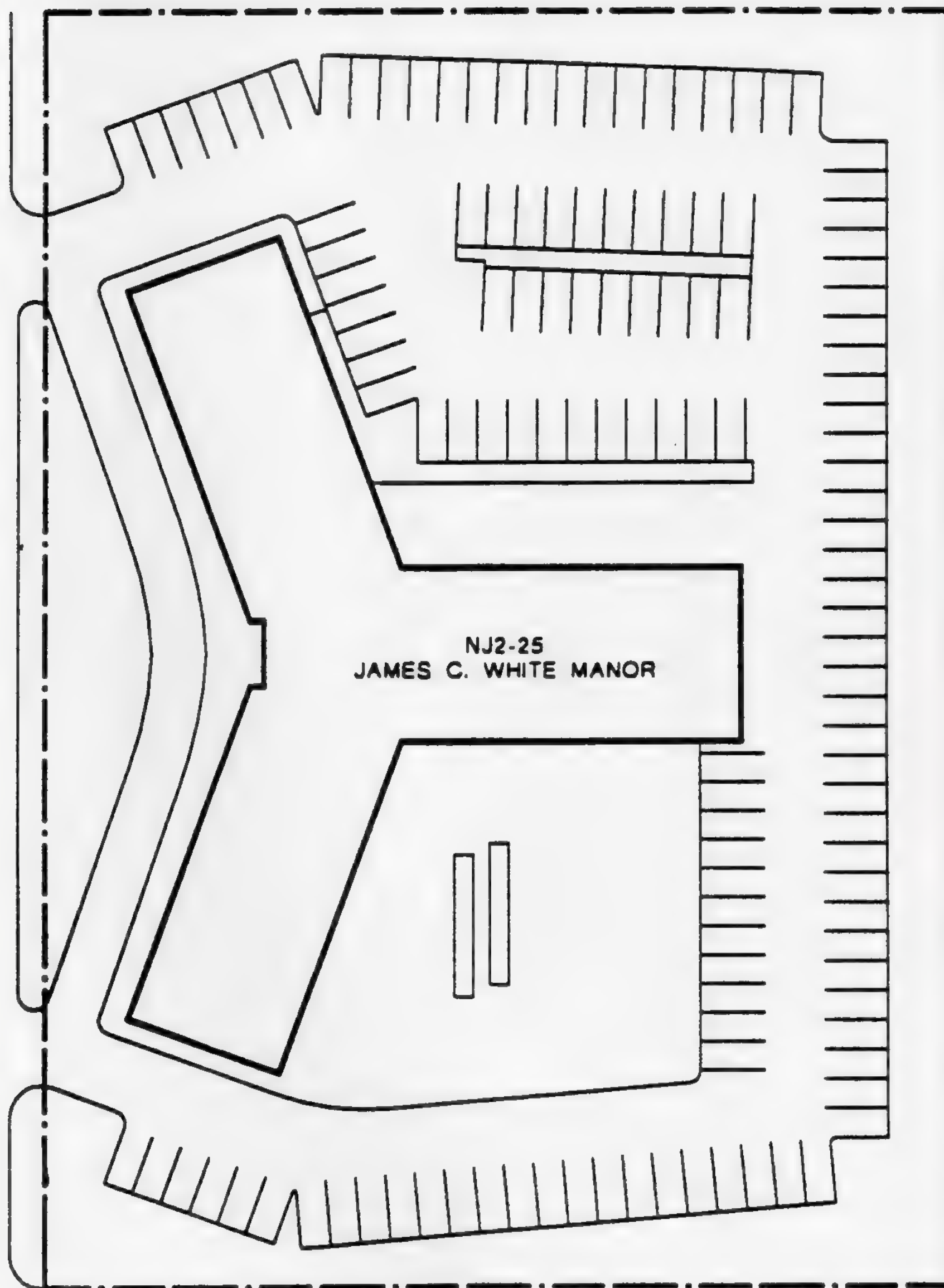
NJ2-25: James C. White Manor



NJ2-30
TOWNHOUSE
PROJECT

Bergen Street

NJ2-25
JAMES C. WHITE MANOR



Project Site Plans

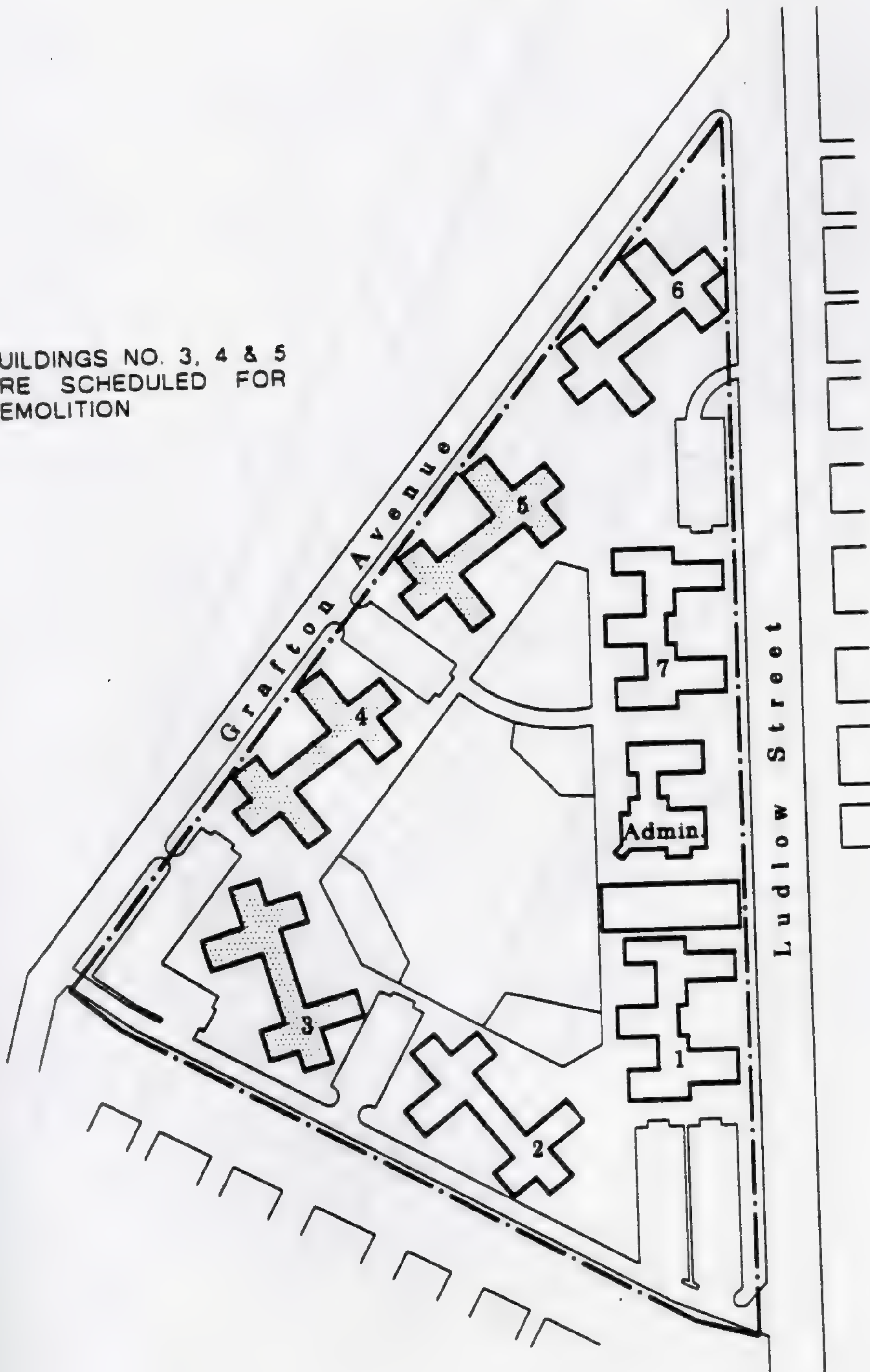
Family High Rise

Site Plan

NJ2-10: Otto E. Kretchmer Homes



BUILDINGS NO. 3, 4 & 5
ARE SCHEDULED FOR
DEMOLITION

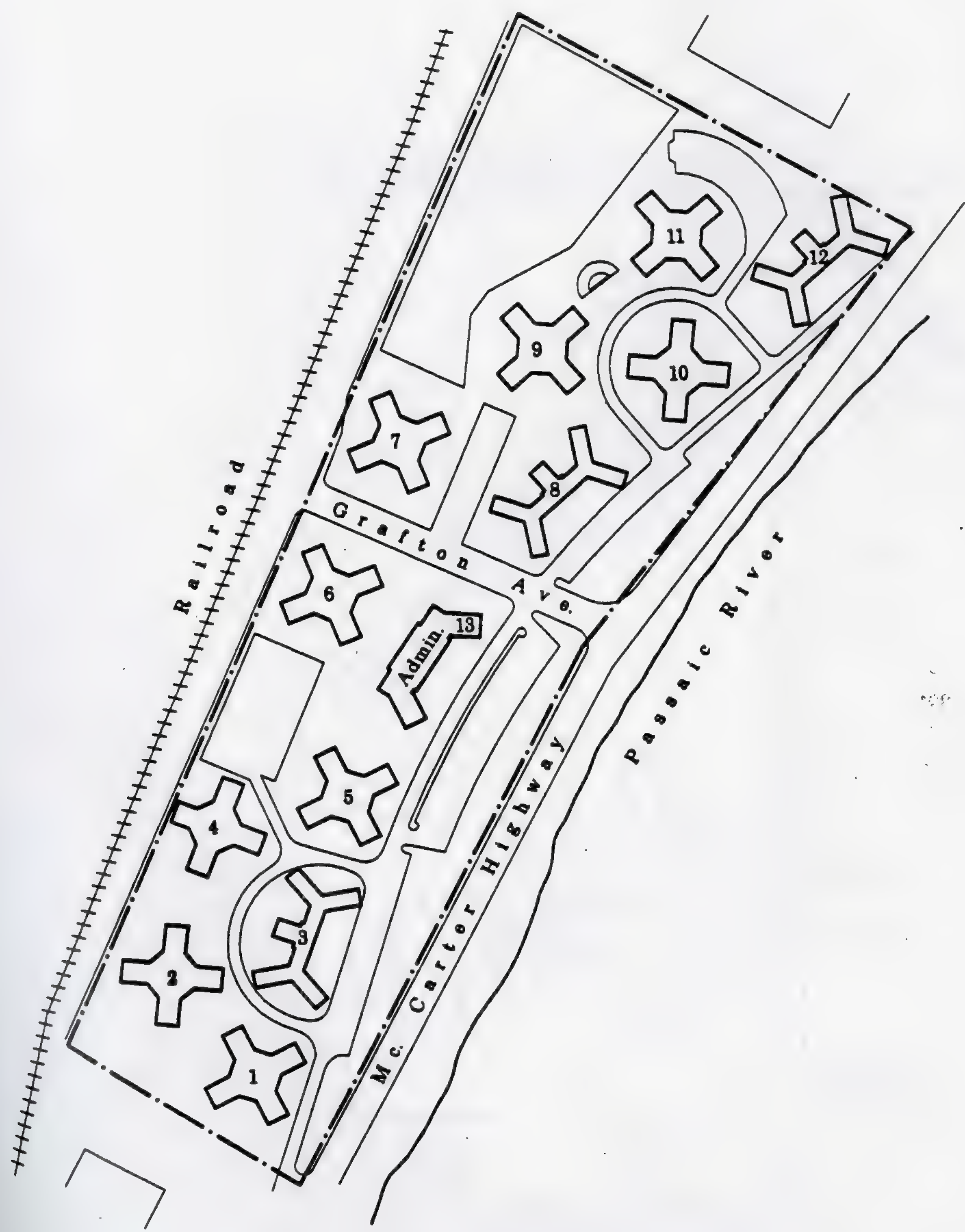


NJ2-17
OTTO E. KRETCHMER
ELDERLY

NJ2-21A
OTTO E. KRETCHMER
ELDERLY

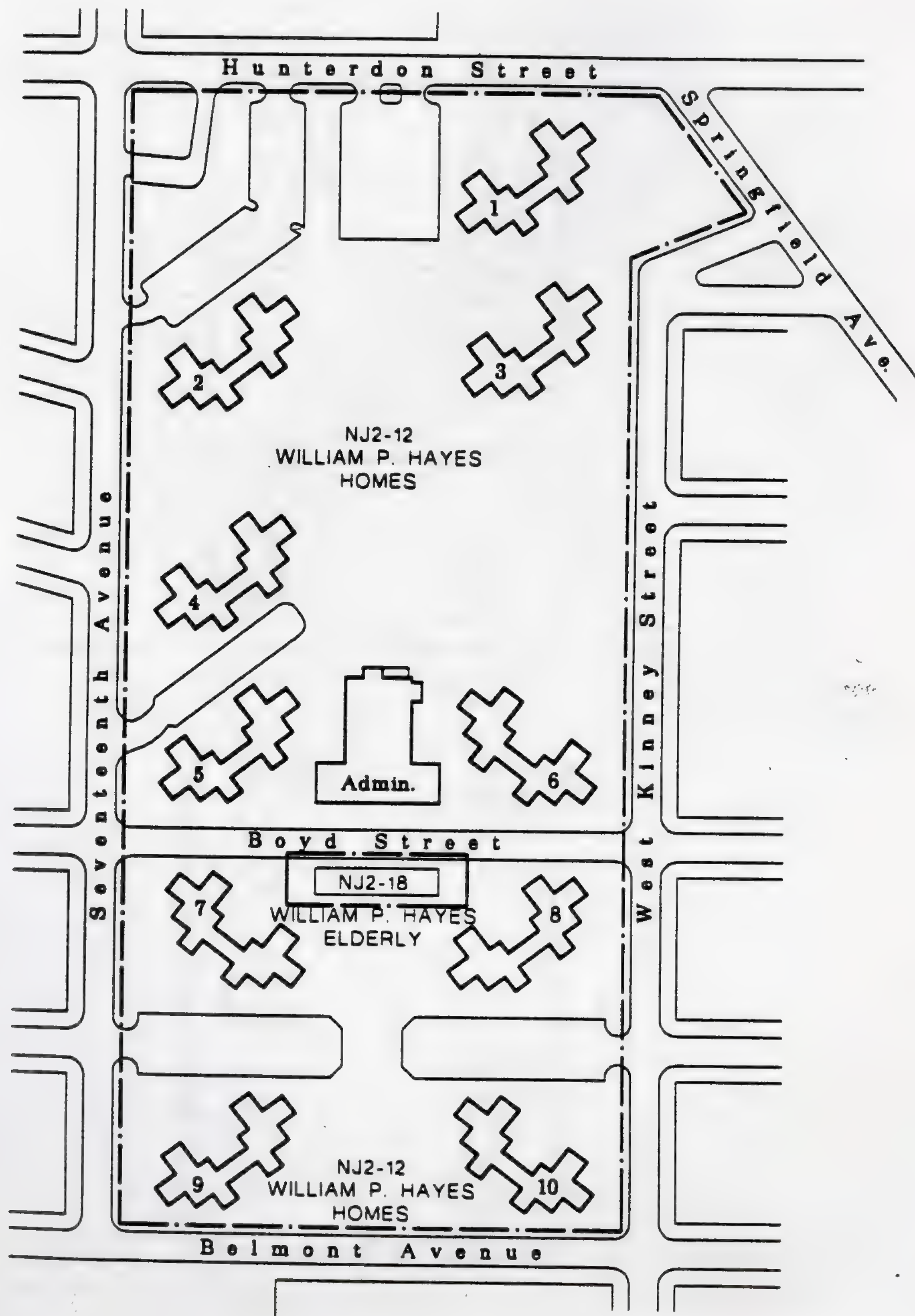
Site Plan

NJ2-11: Archbishop Thomas J. Walsh Homes



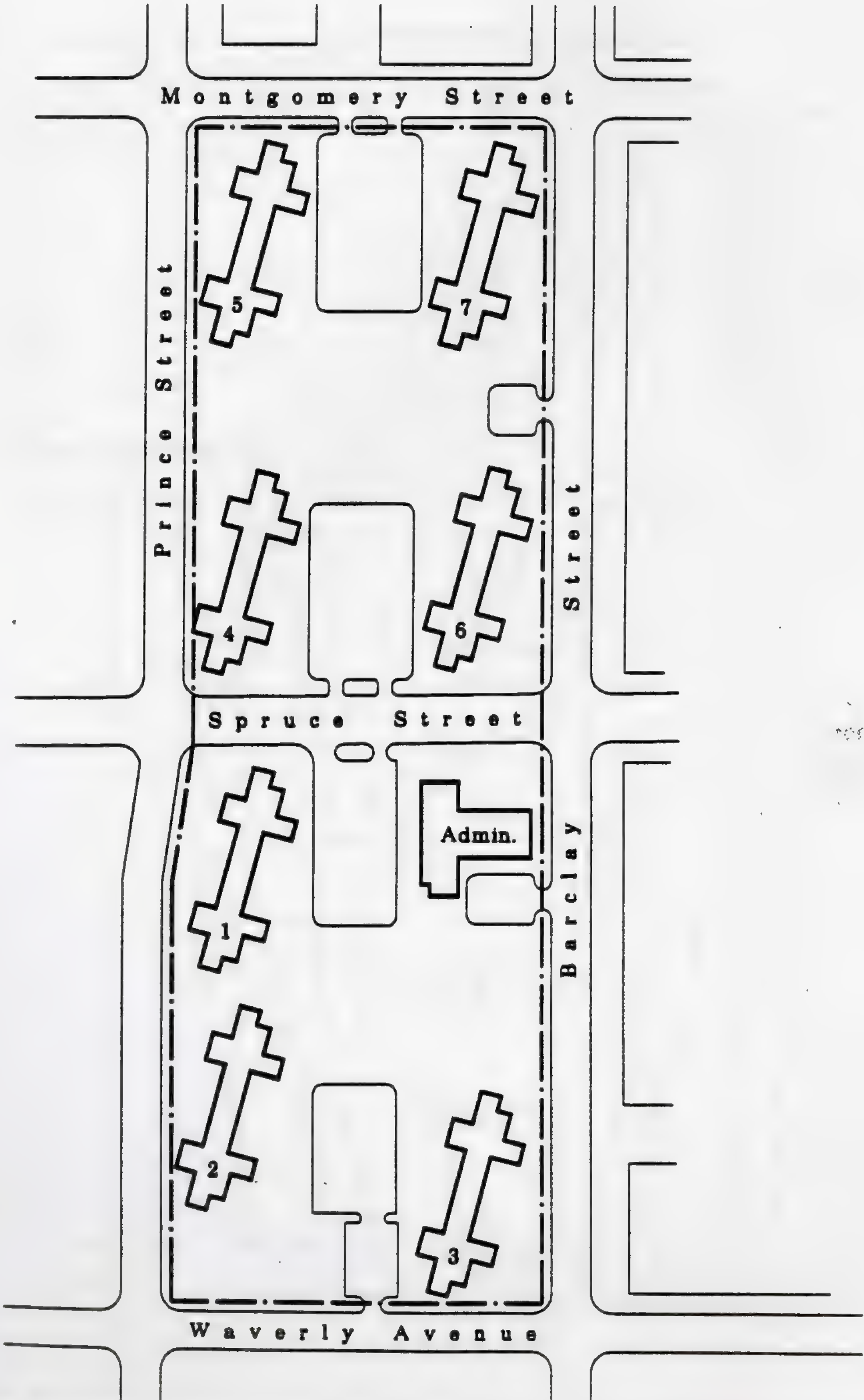
Site Plan

NJ2-12: Reverend William P. Hayes Homes



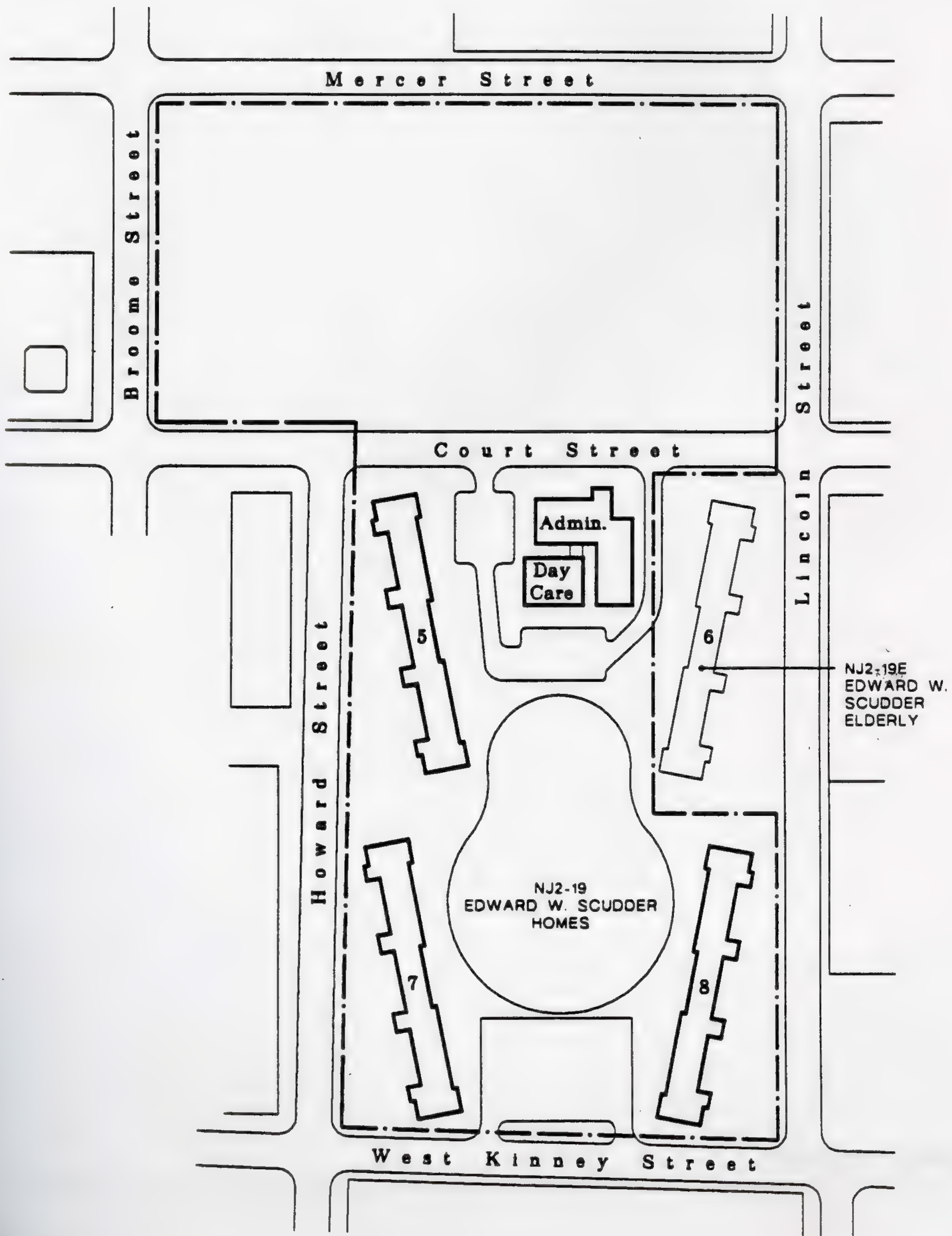
Site Plan

NJ2-15: Stella W. Wright Homes



Site Plan

NJ2-19: Edward W. Scudder Homes



Project Statistics

Family Low Rise

Project Statistics

Family Low Rise Projects

IDENTIFICATION

Project ID Number	Project Name and Address	
NJ2-1	Seth Boyden Court 27 Foster Street	07114
NJ2-2	Pennington Court 214 South Street	07114
NJ2-5	James Baxter Terrace 25 Summit Street	07103
NJ2-7	John W hyatt Court 2 Roanoke Court	07105
NJ2-8	Felix Fuld Court 147 Rose Street	07108
NJ2-9	Franklin D Roosevelt Homes 35 Riverview Court	07105
NJ2-14	Joseph P Bradley Court 46 No Munn Ave	07106

CLASSIFICATION

Project Type	2-1	2-2	2-5	2-7	2-8	2-9	2-14
Housing Division							
Low Rise	✓	✓	✓	✓	✓	✓	✓
Townhouse							
Elderly							
High Rise							
HUD Occupancy Type							
Family	✓	✓	✓	✓	✓	✓	✓
Elderly							
HUD Structure Type							
Elevator							
Walk-Up	✓	✓	✓	✓	✓	✓	✓
Row House							

AGE

To Date: June 1991	2-1	2-2	2-5	2-7	2-8	2-9	2-14
Age / Years	50	51	49	49	49	44	49
End of Initial Operating Period	Jun-41	Jun-40	Jun-42	Jun-42	Jun-42	Jun-47	Dec-42

Project Statistics

Family Low Rise Projects

QUANTIFICATION

2-1 2-2 2-5 2-7 2-8 2-9 2-14

1990 TDC Calculation

Walk-Up
[LoRise]

Unit

\$52,100
\$70,000
\$89,250
\$108,650

1 BR	9,273,800	4,532,700	8,388,100	5,783,100	3,751,200	5,210,000	2,344,500
2 BR	17,990,000	8,400,000	20,370,000	13,020,000	10,920,000	7,700,000	12,670,000
3 BR	8,478,750	2,588,250	9,371,250	8,032,500	6,426,000	5,801,250	6,693,750
4 BR				1,629,750			

TDC TOTALS

35,742,550	15,520,950	38,129,350	28,465,350	21,097,200	18,711,250	21,708,250
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Number of Residential Buildings

	12	4	21	12	8	11	10
Height In Stories	3	3	3	3	3	3	3

Area of Site

SqFt	680,407	198,198	551,905	424,710	293,158	503,118	422,967
Acres	15.62	4.55	12.67	9.75	6.73	11.55	9.71

Number of Dwelling Units [DU]

0 BR							
1 BR	178	87	161	111	72	100	45
2 BR	257	120	291	186	156	110	181
3 BR	95	29	105	90	72	65	75
4 BR				15			
5 BR							

Total Dwelling Units

2601	530	236	557	402	300	275	301
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Number of Bedrooms [BR]

0 BR							
1 BR	178	87	161	111	72	100	45
2 BR	514	240	582	372	312	220	362
3 BR	285	87	315	270	216	195	225
4 BR				60			
5 BR							

Total Bedrooms

977	414	1,058	813	600	515	632
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Total Number of Rooms

2,241	990	2,595	1,746	1,314	1,152	1,234
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Project Statistics

Family Low Rise Projects

PHYSICAL CHARACTERISTICS

	2-1	2-2	2-5	2-7	2-8	2-9	2-14
Building Type							
Single							
Twin							
Row House							
Walk-Up (Apartment)	✓	✓	✓	✓	✓	✓	✓
Combination							
High Rise							
Construction							
Concrete Block	✓	✓	✓				
Masonry	✓	✓	✓				
Frame	✓	✓	✓	✓	✓	✓	✓
Brick Veneer	✓	✓	✓	✓	✓	✓	✓
Wood Windows	✓	✓	✓	✓	✓		✓
Steel Windows	✓	✓	✓	✓	✓		✓
Aluminium Windows							✓
Crawl Space	✓	✓	✓	✓	✓	✓	✓
Basement	✓	✓	✓	✓	✓	✓	✓
Slab-On-Grade	✓	✓	✓		✓	✓	✓
Flat Roof	✓	✓	✓	✓	✓	✓	✓
Pitch Roof		✓		✓			
Hot Water Supply							
Central	✓	✓	✓		✓	✓	✓
Group				✓			
Individual							
Heating System							
Central	✓	✓	✓		✓		✓
Group				✓		✓	
Individual							
Steam High Pressure							
Steam Low Pressure	✓	✓	✓	✓	✓	✓	✓
Hot-Water							
F.W.Air							
G.W.Air							
Space Heater							
Heating Fuel							
Purch-Steam							
Coal							
Oil	✓	✓	✓	✓		✓	✓
Gas			✓	✓	✓	✓	
Electric							

Project Statistics

Family Low Rise Projects

SAMPLE DU Sq Footage / BR Unit Type		2-1	2-2	2-5	2-7	2-8	2-9	2-14
1 BR Unit								
Living/Dining			157		165		183	163
Kitchen/Dining			102		90		51	48
Bedroom	1 BR		105		120		126	125
2 BR Unit								
Living/Dining			178		169		233	206
Kitchen/Dining			111		114		52	62
Bedroom	1 BR		99		119		108	134
	2 BR		128		96		126	96
3 BR Unit								
Living/Dining			166		158		239	181
Kitchen/Dining			120		126		52	54
Bedroom	1 BR		101		128		127	125
	2 BR		114		103		103	104
	3 BR		80		97		95	106
4 BR Unit								
Living/Dining					170			
Kitchen/Dining					117			
Bedroom	1 BR				130			
	2 BR				115			
	3 BR				93			
	4 BR				93			
5 BR Unit								
Living/Dining								
Kitchen/Dining								
Bedroom	1 BR							
	2 BR							
	3 BR							
	4 BR							
	5 BR							
Construction Document Records								
Average Dwelling Unit Size /SqFt								
1 BR Unit		490	490	490	465	490	528	475
2 BR Unit		686	686	686	575	686	646	629
3 BR Unit		706	706	705	722	706	769	719
4 BR Unit					869			
5 BR Unit								

Project Statistics

Townhouse

Townhouse Projects

IDENTIFICATION	
Project ID Number	Project Name and Address

NJ2- 6	Stephen Crane Village 900 Franklin Ave
NJ2- 20A	Bradley Court II No Munn Avenue
NJ2- 20B	Bradley Court II First Street
NJ2- 27A	Scattered Sites Martin Luther King Boulevard
NJ2- 27B	Scattered Sites 113 Rose Street / Belmont Avenue
NJ2- 29	Townhouse at Woodland Avenue 671 South 10th Street/Woodland Ave
NJ2- 30	Townhouse at Bergen Street Muhammed Ali & Bergen Street
NJ2- 31A	Townhouses at Chadwick Avenue Chadwick Avenue/West Bigelow
NJ2- 31B	Townhouses at Mt Prospect Mt Prospect / 16th Avenue
NJ2- 35	Townhouses at So Thirteenth Street South 13th St / Rowley St
NJ2- 36	Townhouses at Broad Street Broad St / Third Ave
NJ2- 37	Townhouses at Oriental Street Oriental St / Broadway

CLASSIFICATION												
	2-6	2-20A	2-20B	2-27A	2-27B	2-29	2-30	2-31A	2-31B	2-35	2-36	2-37

HUD PROJECT DATA													
Housing Division		2-6	2-20A	2-20B	2-27A	2-27B	2-29	2-30	2-31A	2-31B	2-35	2-36	2-37
Low Rise		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Townhouse		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Elderly													
High Rise													
HUD Occupancy Type													
Family		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Elderly													
HUD Structure Type													
Elevator													
Walk-Up													
Row House		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
AGE													
To Date:	6'91	2-6	2-20A	2-20B	2-27A	2-27B	2-29	2-30	2-31A	2-31B	2-35	2-36	2-37
Age / Years		50	9	9	13	13	4	4	4	4	4	3	3
EIOP:													
End of Initial Operatin		Jun-41	Jun-83	Jun-83	Dec-78	Dec-78	Dec-87	Dec-87	Dec-87	Dec-87	Dec-87	Mar-88	Mar-88

Project Statistics

Townhouse Projects

QUANTIFICATION

2-6 2-20A 2-20B 2-27A 2-27B 2-29 2-30 2-31A 2-31B 2-35 2-36 2-37

1990 TDC Calculation

Row House

[Townhouse] Unit

\$59,750	1 BR	8,126,000											
\$80,300	2 BR	11,804,100	722,700	240,900								3,051,400	5,781,600
\$102,400	3 BR	7,270,400	921,600	307,200	1,740,800	4,198,400	3,379,200	3,686,400			3,686,400	3,993,600	1,740,800
\$124,600	4 BR				1,246,000	2,990,400	1,121,400	1,246,000	4,236,400	3,364,200	996,800	1,246,000	498,400
\$146,700	5 BR				440,100	1,320,300	733,500	586,800			586,800	293,400	293,400

TDC TOTALS

27,200,500	1,644,300	548,100	3,426,900	8,509,100	5,234,100	5,519,200	4,236,400	3,364,200	5,270,000	8,584,400	8,314,200
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Number of Residential Buildings

	21	5	3	8	19	7	7	2	4	9	11	7
Height In Stories	2	2	2	2	2	2	2	2	2	2	2	2

Area of Site	SqFt	621,165	16,009	48,234	93,356	160,736	98,881	112,420	70,553	52,170	96,992	159,093
	Acres	14.26	0.37	1.11	2.14	3.69	2.27	2.58	1.61	1.24	2.23	3.657

Number of Dwelling Units (DU)

0 BR												
1 BR	136											
2 BR	147	9	3								38	72
3 BR	71	9	3	17	41	33	36				36	39
4 BR				10	24	9	10	34	27		8	10
5 BR				3	9	5	4				4	2
Total Dwelling Units	354	18	6	30	74	47	50	34	27	48	89	95

Number of Bedrooms (BR)

0 BR												
1 BR	136											
2 BR	294	18	6								76	144
3 BR	213	27	9	51	123	99	108				108	117
4 BR				40	96	36	40	136	108		32	40
5 BR				15	45	25	20				20	10
Total Bedrooms		45	15	106	264	160	168	136	108	160	243	221
Total Number of Rooms	1,494	90	30	181	624	277	293	221	175	280	466	459

Project Statistics

Townhouse Projects

PHYSICAL CHARACTERISTICS

	2-6	2-20A	2-20B	2-27A	2-27B	2-29	2-30	2-31A	2-31B	2-35	2-36	2-37
Building Type												
Single												
Twin												
Row House	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walk-Up (Apart)												
Combination												
High Rise												
Construction												
Concrete Block												
Masonry												
Frame		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brick Veneer	✓					✓	✓	✓	✓	✓	✓	
Wood Windows												
Steel Windows												
Aluminium Window	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Crawl Space	✓											
Basement												
Slab-On-Grade		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flat Roof												
Pitch Roof	✓	✓	✓	✓	✓	✓	✓	✓		✓		
Hot Water Supply												
Central	✓											
Group				✓	✓							
Individual		✓				✓	✓	✓	✓	✓	✓	
Heating System												
Central	✓											
Group												
Individual		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Steam High Pressure												
Steam Low Pressure	✓											
Hot-Water		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
F.W.Air												
G.W.Air												
Space Heater												
Heating Fuel												
Purch-Steam												
Coal												
Oil	✓		✓	✓								
Gas	✓	✓			✓	✓	✓	✓	✓	✓	✓	
Electric						✓						

Project Statistics

Townhouse Projects

SAMPLE DU Sq Footage /
BR Unit Type

2-6 2-20A 2-20B 2-27A 2-27B 2-29 2-30 2-31A 2-31B 2-35 2-36 2-37

1 BR Unit

Living/Dining

Kitchen/Dining

Bedroom 1 BR

2 BR Unit

Living/Dining

Kitchen/Dining

Bedroom 1 BR

2 BR

3 BR Unit

Living/Dining

Kitchen/Dining

Bedroom 1 BR

2 BR

3 BR

4 BR Unit

Living/Dining

Kitchen/Dining

Bedroom 1 BR

2 BR

3 BR

4 BR

5 BR Unit

Living/Dining

Kitchen/Dining

Bedroom 1 BR

2 BR

3 BR

4 BR

5 BR

Construction Document Record

Average DU Size /SqFootage

1 BR Unit 512

2 BR Unit 723

3 BR Unit 868

4 BR Unit

5 BR Unit

1,255

1,443

1,631

1,052

1,292

1,450

1,067

1,298

1,406

1,473

1,053

1,292

1,450

820

1,067

1,312

1,067

1,298

1,406

Project Statistics

Elderly

Project Statistics

Elderly Projects

IDENTIFICATION

Project ID#	Project Name and Address	
NJ2- 16	Stephen Crane Elderly 60 Cedar Lane	07107
NJ2- 17	Otto E Kretchmer Elderly 963 Frelinghuysen Avenue	07114
NJ2- 18	Rev William P Hayes Elderly 68 Boyd Street	07103
NJ2- 19E	Edward W Scudder Elderly 89 Lincoln Street	07103
NJ2- 21A	Otto E Kretchmer Elderly 963 Frelinghuysen Avenue	07114
NJ2- 21E	Seth Boyden Elderly 27 Foste Sreet	07114
NJ2- 21F	Seth Boyden Elderly 839 Frelinghuysen Ave	07114
NJ2- 22B	James M Baxter Elderly 25 Summit Street	07103
NJ2- 22C	Stephen Crane Elderly 900 Franklin Ave	07107
NJ2- 22D	Stephen Crane Elderly 801 No 6th Steet	07107
NJ2- 25	James C White Manor 516-18 Bergen Street	07108

CLASSIFICATION

Project Type	2-16	2-17	2-18	2-19E	2-21A	2-21E	2-21F	2-22B	2-22C	2-22D	2-25
Housing Division											
Low Rise											
Townhouse											
Elderly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
High Rise											
Occupancy Type											
Family											
Elderly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Structure Type											
Elevator	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walk-Up											
Row House											

AGE

To Date:	6'91	2-16	2-17	2-18	2-19E	2-21A	2-21E	2-21F	2-22B	2-22C	2-22D	2-25
Age / Years		29	29	29	29	22	21	21	23	23	23	15
EIOP:												
End of Initial Ope		Dec-62	Mar-62	Mar-62	Jun-63	Dec-69	Dec-70	Dec-70	Dec-68	Dec-68	Dec-68	Mar-76

Project Statistics

Elderly Projects

QUANTIFICATION

2-16 2-17 2-18 2-19E 2-21A 2-21E 2-21F 2-22B 2-22C 2-22D 2-25

1990 TDC Calculation

Elevator

[HiRise] Unit

\$48,600	0 BR	2,138,400	2,138,400	1,069,200	2,916,000	8,553,600	6,998,400	3,888,000	4,665,600	7,338,600	7,338,600	
\$63,200	1 BR	8,342,400	8,342,400	4,108,000	8,848,000	13,904,000	11,376,000	6,320,000	8,216,000	12,260,800	12,260,800	9,732,800
\$84,900	2 BR	1,867,800	1,867,800	933,900	4,414,800	3,735,600	3,056,400	1,698,000	2,037,600	2,547,000	2,547,000	4,414,800
	3 BR											
	4 BR											
	5 BR											

TDC TOTALS		12,348,600	12,348,600	6,111,100	16,178,800	26,193,200	21,430,800	11,906,000	14,919,200	22,146,400	22,146,400	14,147,600
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Number of Residential Buildings

	2	2	1	1	2/2	1/2	1/1	2	2/1	2/1	1
Height In Stories	12	12	12	11	9/15	9/15	7/15	13	10/15	10/15	10

Area of Site	SqFt	86,684	68,824	35,283		161,172	130,680	74,052	148,104	126,324	135,036	130,680
	Acres	1.99	1.58	0.81		3.7	3.00	1.7	3.4	2.9	3.1	3.00

Number of Dwelling Units [DU]

0 BR	44	44	22	60	176	144	80	96	151	151	
1 BR	132	132	65	140	220	180	100	130	194	194	154
2 BR	22	22	11	52	44	36	20	24	30	30	52
3 BR											
4 BR											
5 BR											

Total Dwelling Units	198	198	98	252	440	360	200	250	375	375	206
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Number of Bedrooms [BR]

0 BR	-	-	-	-	-	-	-	-	-	-	-
1 BR	132	132	65	140	220	180	100	130	194	194	154
2 BR	44	44	22	104	88	72	40	48	60	60	104
3 BR											
4 BR											
5 BR											

Total Bedrooms	176	176	87	244	308	252	140	178	254	254	258
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Total Number of Rooms	671	671	332		3016	848	560	851	1267	1267	773
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Project Statistics

Elderly Projects

PHYSICAL CHARACTERISTICS

[illegible]

Project Statistics

Elderly Projects

SAMPLE DU Sq Footage / BR Unit Type

	2-16	2-17	2-18	2-19E	2-21A	2-21E	2-21F	2-22B	2-22C	2-22D	2-25
Studio											
Living/Dining	247	247			238	238	238	195	202	202	
Kitchen/Dining	21	21			31	31	31	25	32	32	
Studio 0BR											
1 BR Unit											
Living/Dining	146	146			260	260	260	241	228	228	219
Kitchen/Dining	83	83			29	29	29	40	32	32	66
Bedroom 1 BR	126	126			122	122	122	155	131	131	145
2 BR Unit											
Living/Dining	174	174			252	252	252	212	228	228	245
Kitchen/Dining	96	96			24	24	24	45	32	32	80
Bedroom 1 BR	126	126			104	104	104	124	131	131	145
2 BR	121	121			108	108	108	102	121	121	138

Construction Document Records

Average DU Size /SqFootage

0 BR Unit	323	323	323	311	380	380	380	347	363	363	
1 BR Unit	530	530	530	437	540	540	540	545	545	545	551
2 BR Unit	694	694	694	561	690	690	690	693	693	693	821

Project Statistics

Family High Rise

Project Statistics

Family High Rise Projects

IDENTIFICATION

Project ID Number	Project Name and Address	
NJ2-10	Otto E Kretchmer Homes 71 Ludlow Street	07114
NJ2-11	Archbishop Thomas J Walsh Homes 1945 McCarter Highway	07104
NJ2-12	Reverend William P Hayes Homes 71 Boyd Street	07103
NJ2-13	Christopher Columbus Homes 112 Eight Avenue	07104
NJ2-15	Stella Wright Homes 159 Spring Street	07108
NJ2-19	Edward W Scudder Homes 165 Court Street	07103

CLASSIFICATION

Project Type	HiRise 2-10	LoRise 2-10	HiRise 2-11	LoRise 2-11	2-12	2-13	2-15	2-19
Housing Division								
Low Rise								
Townhouse								
Elderly								
High Rise	✓	✓	✓	✓	✓	✓	✓	✓
HUD Occupancy Type								
Family	✓	✓	✓	✓	✓	✓	✓	✓
Elderly								
HUD Structure Type								
Elevator	✓		✓		✓	✓	✓	✓
Walk-Up		✓		✓				
Row House								

AGE

To Date: June 1991	HiRise 2-10	LoRise 2-10	HiRise 2-11	LoRise 2-11	2-12	2-13	2-15	2-19
Age / Years	37	37	38	38	37	35	31	28
End of Initial Operating Period	Jun-54	Jun-54	Sep-53	Sep-53	Jun-54	Sep-56	Sep-60	Jun-63

Project Statistics

Family High Rise Projects

QUANTIFICATION

HiRise 2-10	Low 2-10	HiRise 2-11	Low 2-11	2-12	2-13	2-15	2-19
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1990 TDC Calculation

Elevator [HiRise]	Walk-Up [LoRise]	Unit							
\$63,200	\$52,100	1 BR		2,657,100	4,550,400	156,300	12,071,200		9,100,800
\$84,900	\$70,000	2 BR	10,867,200	3,570,000	18,338,400	1,050,000	75,815,700		51,789,000
\$108,300	\$89,250	3 BR	13,862,400		21,443,400	3,213,000	36,172,200		34,439,400
\$131,800	\$108,650	4 BR			9,489,600	651,900	3,954,000		10,807,600
\$155,200	\$127,900	5 BR			1,396,800	383,700	1,552,000		8,070,400

TDC TOTALS	24,729,600	6,227,100	55,218,600	5,454,900	129,565,100		114,207,200		58,960,200
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Number of Residential Buildings

	2	2	9	3	10	8	7	3
Height In Stories	8	3	8	3	12	12	13	13

Area of Site	SqFt	645,994		645,559		834,174	635,976	615,502	766,656
	Acres	14.83		14.82		19.15	14.60	14.13	17.60

Number of Dwelling Units [DU]

	0 BR								
	1 BR		51	72	3	191		144	66
	2 BR	128	51	216	15	893		610	312
	3 BR	128		198	36	334		318	138
	4 BR			72	6	30		82	66
	5 BR			9	3	10		52	30
Total Dwelling Units	4264	256	102	567	63	1,458		1,206	612

Number of Bedrooms [BR]

	0 BR								
	1 BR		51	72	3	191		144	66
	2 BR	256	102	432	30	1,786		1,220	624
	3 BR	384		594	108	1,002		954	414
	4 BR			288	24	120		328	264
	5 BR			45	15	50		260	150
Total Bedrooms		640	153	1,431	180	3,149		2,906	1,518
Total Number of Rooms		1,280	408	2,871	337	6,794		5,897	3,048

Project Statistics

Family High Rise Projects

PHYSICAL CHARACTERISTICS

	HiRise 2-10	Low 2-10	HiRise 2-11	Low 2-11	2-12	2-13	2-15	2-19
Building Type								
Single								
Twin								
Row House								
Walk-Up (Apartment)		✓		✓				
Combination								
High Rise	✓		✓		✓	✓	✓	✓
Construction								
Concrete Block								
Masonry								
Frame								
Brick Veneer	✓	✓	✓	✓	✓	✓	✓	✓
Wood Windows								
Steel Windows	✓	✓	✓	✓	✓	✓	✓	✓
Aluminium Windows								
Crawl Space								
Basement	✓	✓	✓	✓	✓	✓	✓	✓
Slab-On-Grade								
Flat Roof	✓	✓	✓	✓	✓	✓	✓	✓
Pitch Roof								
Hot Water Supply								
Central	✓	✓	✓	✓	✓	✓	✓	✓
Group								
Individual								
Heating System								
Central	✓	✓	✓	✓	✓	✓	✓	✓
Group								
Individual								
Steam High Pressure								
Steam Low Pressure	✓	✓	✓	✓	✓	✓	✓	✓
Hot-Water								
F.W.Air								
G.W.Air								
Space Heater								
Heating Fuel								
Purch-Steam								
Coal								
Oil	✓	✓	✓	✓	✓	✓	✓	✓
Gas								
Electric								

Project Statistics

Family High Rise Projects

SAMPLE DU Sq Footage / BR Unit Type		HiRise 2-10	HiRise 2-11	2-12	2-15	2-19
See Floorplans in Family HighRise Section of Project Statistics						
1 BR Unit	Total SqFt		520	428	492	523
Living Room			154	149	160	165
Kitchen/Dining			104	67	93	125
Bedroom	1 BR		125	124	136	152
Storage			35	26	36	34
Circulation			64	29	33	13
Bathroom			38	33	34	34
2 BR Unit	Total SqFt	731	733	590	636	686
Living Room		169	160	159	158	168
Kitchen/Dining		107	110	90	99	115
Bedroom	1 BR	122	113	117	108	121
	2 BR	145	131	106	116	106
Storage		62	72	35	53	48
Circulation		92	109	50	67	94
Bathroom		34	38	33	35	34
3 BR Unit	Total SqFt	882	872	761	814	792
Living Room		185	180	173	210	179
Kitchen/Dining		132	137	113	75	115
Bedroom	1 BR	114	111	97	111	126
	2 BR	139	131	120	131	111
	3 BR	113	112	111	97	101
Storage		46	61	49	59	55
Circulation		119	104	65	94	71
Bathroom		34	36	33	37	34
4 BR Unit	Total SqFt		1,129	884	1,003	1,020
Living Room			179	164	231	181
Kitchen/Dining			163	137	95	159
Bedroom	1 BR		112	101	90	113
	2 BR		144	128	143	129
	3 BR		109	105	108	95
	4 BR		117	111	96	119
Storage			82	58	67	75
Circulation			140	47	139	114
Bathroom			83	33	34	35
5 BR Unit	Total SqFt		1,408	1,023	1,021	1,212
Living Room			199	155	227	217
Kitchen/Dining			263	152	94	111
Bedroom	1 BR		137	91	99	100
	2 BR		133	101	135	102
	3 BR		117	107	93	128
	4 BR		135	118	102	127
	5 BR		126	98	90	138
Storage			133	74	78	91
Circulation			90	94	69	140
Bathroom			75	33	34	58
Construction Document Records						
Average Dwelling Unit Size /SqFt						
1 BR UNIT		510	511	488	473	452
2 BR UNIT		620	672	627		654
3 BR UNIT		730	867	880	945	792
4 BR UNIT			1,170	1,100	1,100	921
5 BR UNIT				1,500	1,500	1,058
						488
						627
						880
						1,100
						1,500

Project Statistics

Family High Rise Projects - Floor Plans

Kretchmer Walsh Hayes Wright Scudder

1 BR Unit

		2-10	2-11	2-12	2-15	2-19
	Total SqFt		520	428	492	523
Living Room			154	149	160	165
Kitchen/Dining			104	67	93	125
Bedroom	1		125	124	136	152
Storage			35	26	36	34
Circulation			64	29	33	13
Bathroom			38	33	34	34

2 BR Unit

		2-10	2-11	2-12	2-15	2-19
	Total SqFt	731	733	590	636	686
Living Room		169	160	159	158	168
Kitchen/Dining		107	110	90	99	115
Bedroom	1	122	113	117	108	121
Bedroom	2	145	131	106	116	106
Storage		62	72	35	53	48
Circulation		92	109	50	67	94
Bathroom		34	38	33	35	34

3 BR Unit

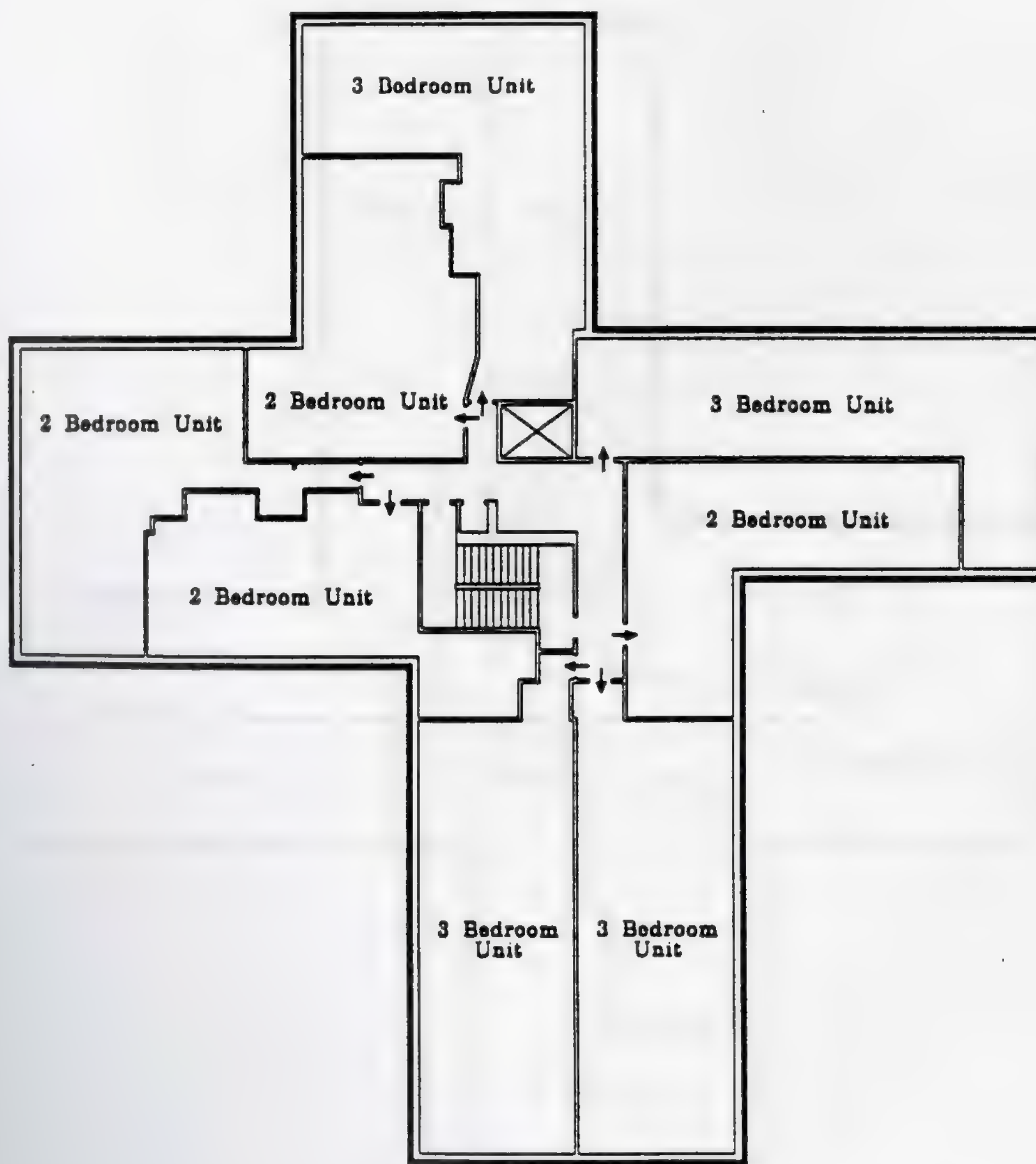
		2-10	2-11	2-12	2-15	2-19
	Total SqFt	882	872	761	814	792
Living Room		185	180	173	210	179
Kitchen/Dining		132	137	113	75	115
Bedroom	1	114	111	97	111	126
Bedroom	2	139	131	120	131	111
Bedroom	3	113	112	111	97	101
Storage		46	61	49	59	55
Circulation		119	104	65	94	71
Bathroom		34	36	33	37	34

4 BR Unit

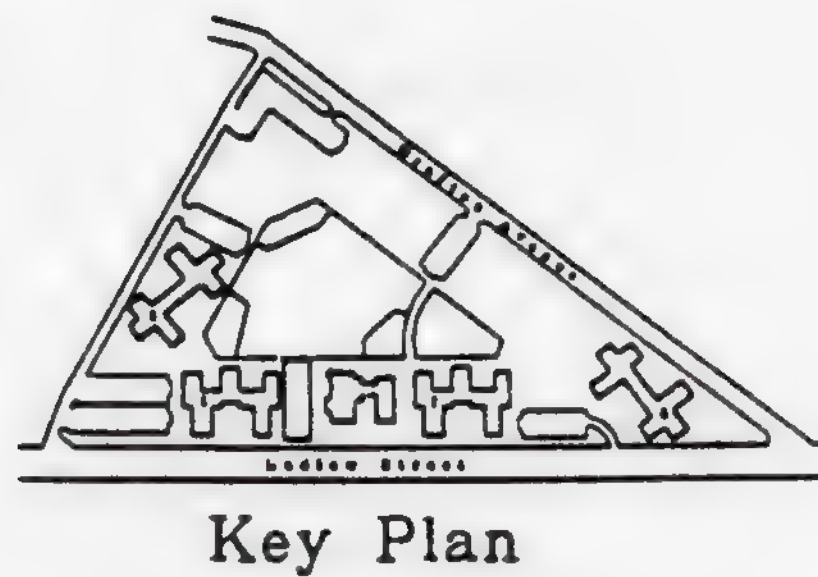
		2-10	2-11	2-12	2-15	2-19
	Total SqFt		1,129	884	1,003	1,020
Living Room			179	164	231	181
Kitchen/Dining			163	137	95	159
Bedroom	1		112	101	90	113
	2		144	128	143	129
	3		109	105	108	95
	4		117	111	96	119
Storage			82	58	67	75
Circulation			140	47	139	114
Bathroom			83	33	34	35

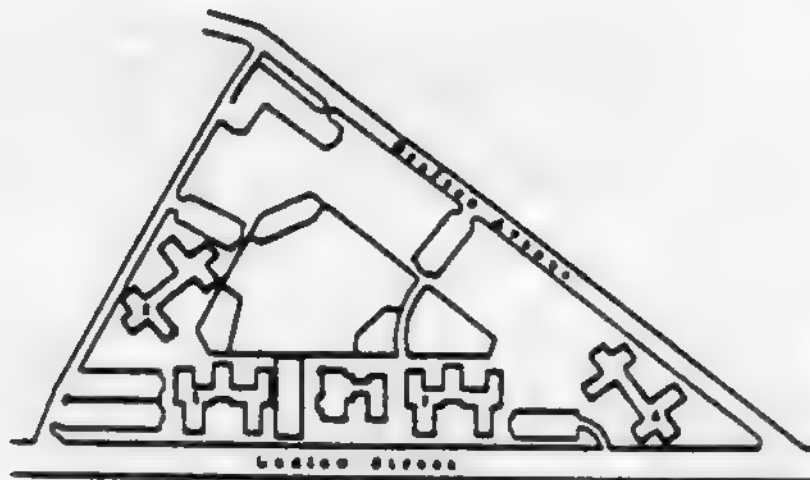
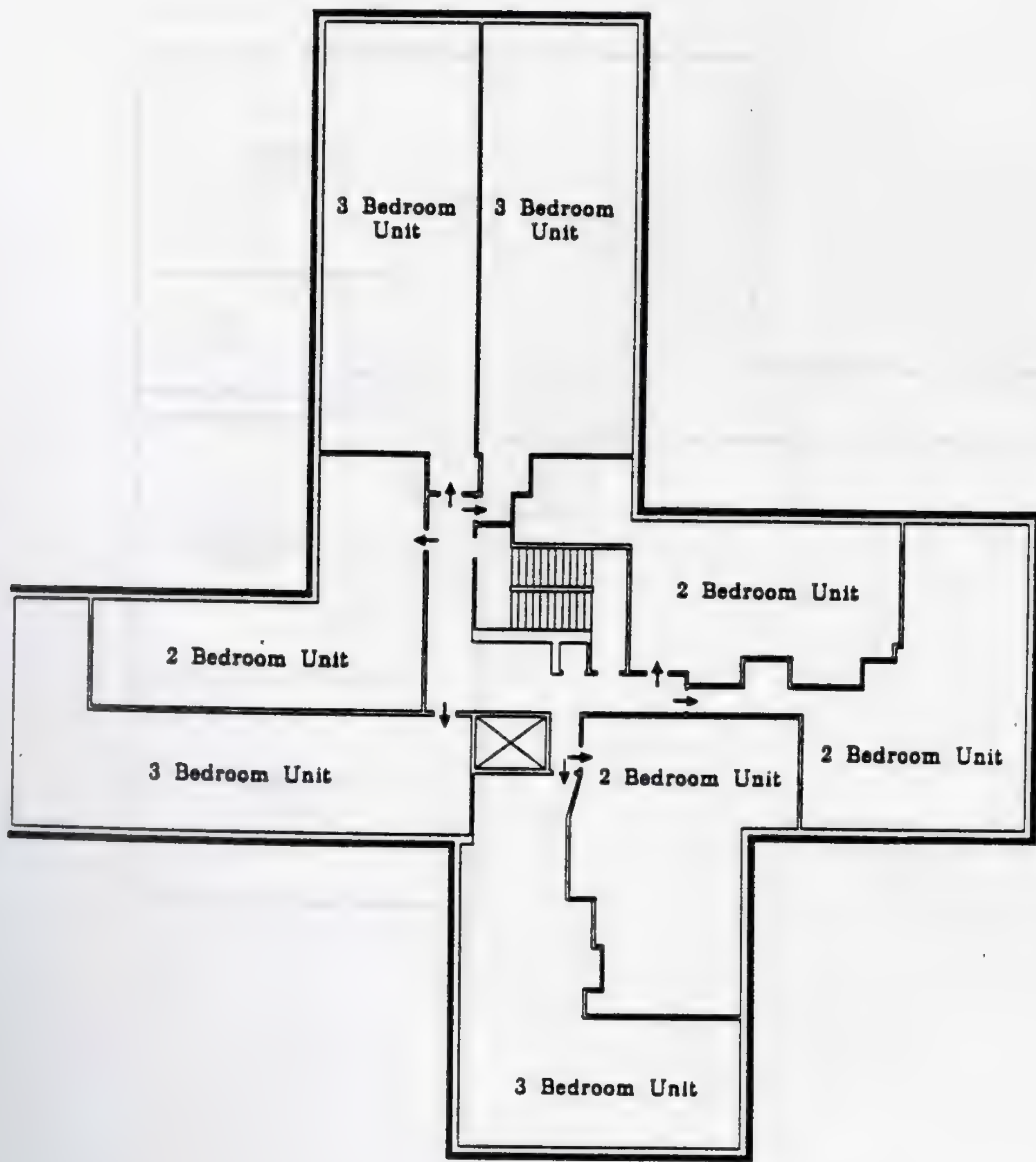
5 BR Unit

		2-10	2-11	2-12	2-15	2-19
	Total SqFt		1,408	1,023	1,021	1,212
Living Room			199	155	227	217
Kitchen/Dining			263	152	94	111
Bedroom	1		137	91	99	100
Bedroom	2		133	101	135	102
Bedroom	3		117	107	93	128
Bedroom	4		135	118	102	127
Bedroom	5		126	98	90	138
Storage			133	74	78	91
Circulation			90	94	69	140
Bathroom			75	33	34	58



Otto E. Kretchmer Homes
 NJ2-10
 Building 2 & 6
 Typical Floor Plan





Key Plan

Otto E. Kretchmer Homes

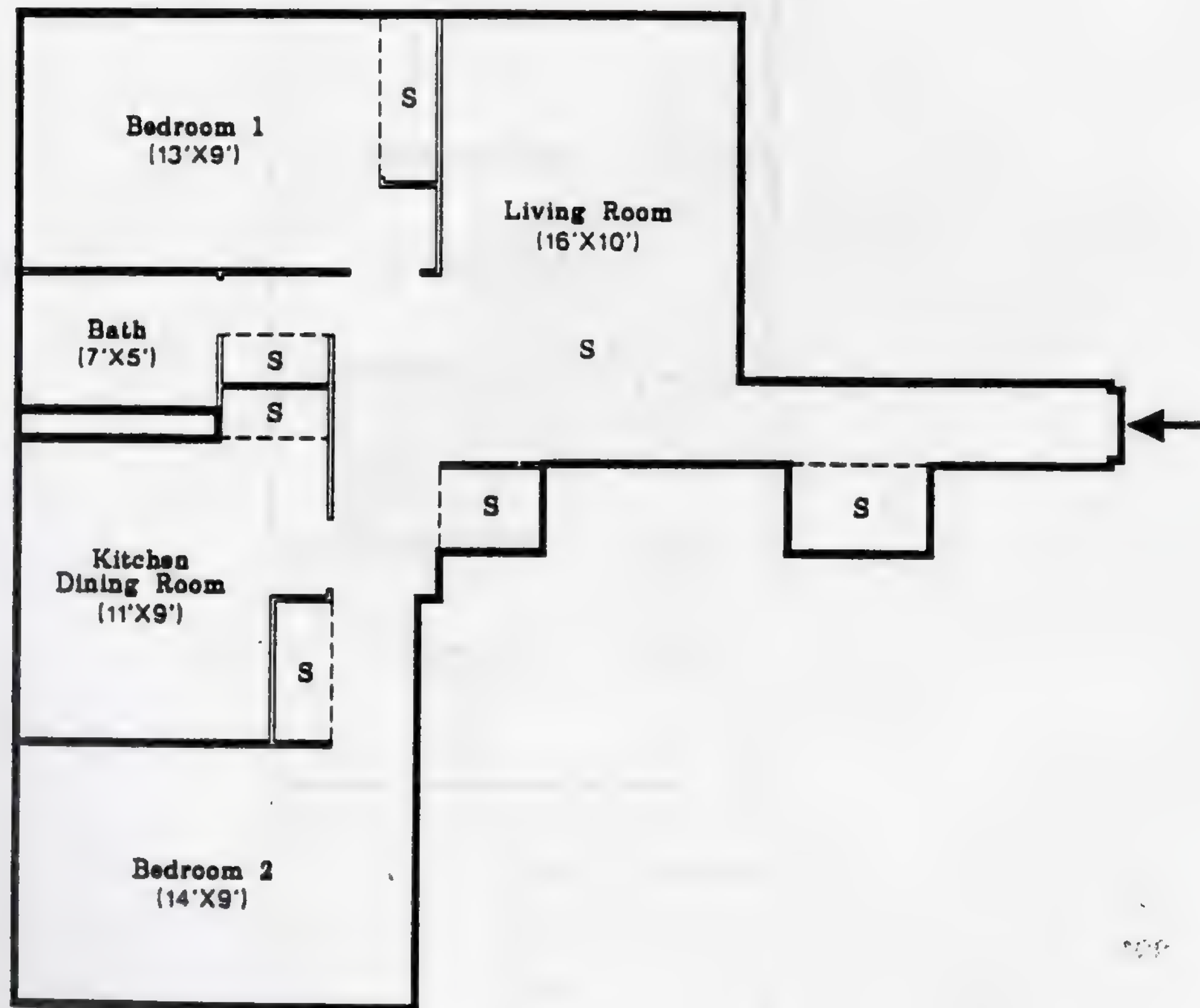
NJ2-10

Building 2 & 6

Typical Floor Plan

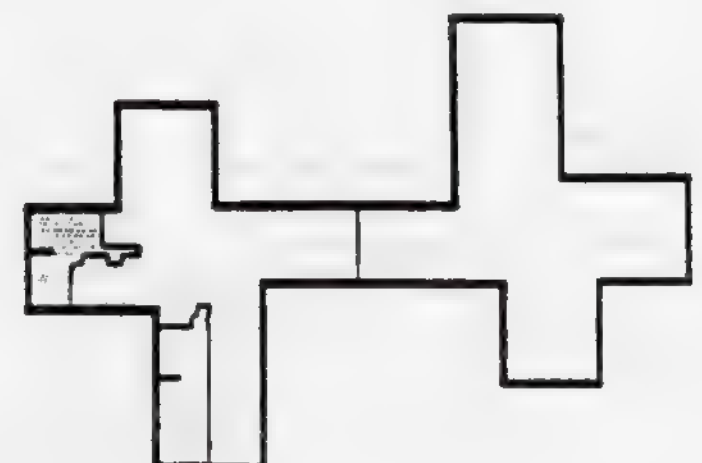
Project Statistics

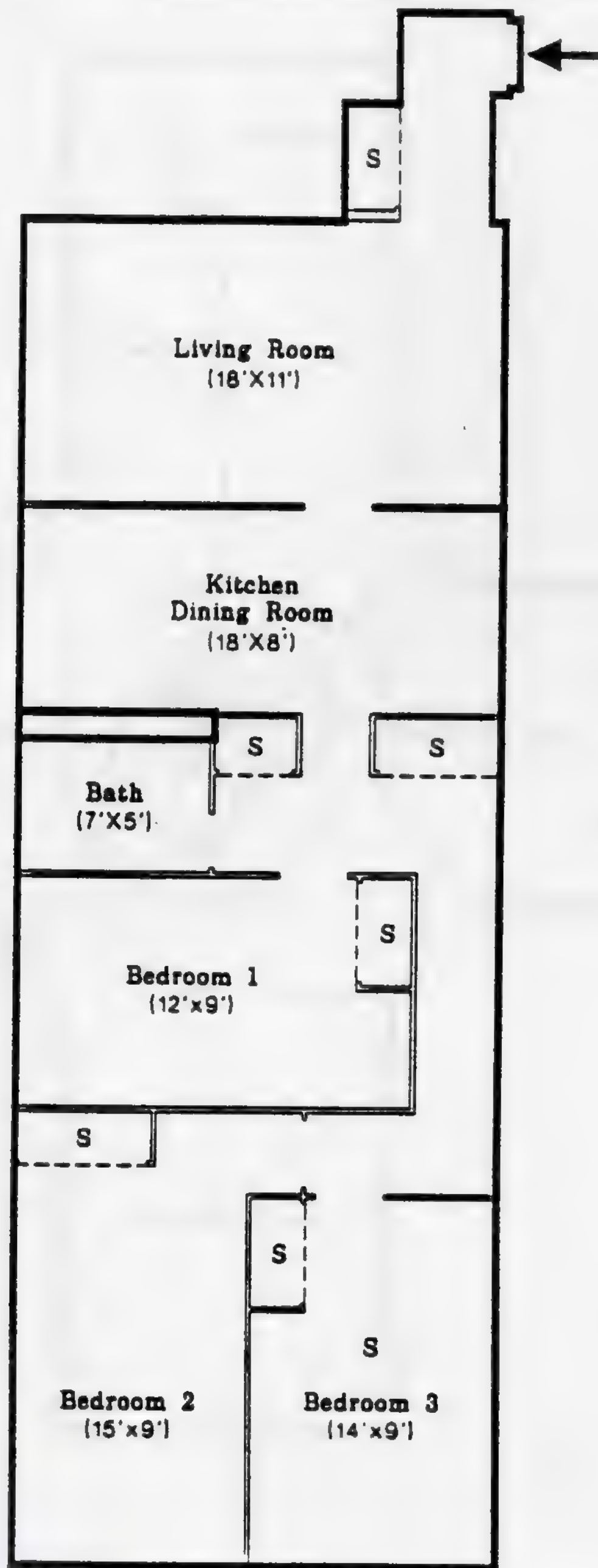
Family High Rise NJ2-10 Otto E Kretchmer Homes Floor Plans



Living Room	Kitchen/Dining Room	BR 1	BR 2	Storage	Circulation	Bath
169 SF	107 SF	122 SF	145 SF	62 SF	92 SF	34 SF

2 Bedroom Unit
Total Area: 742 Sq. Ft.

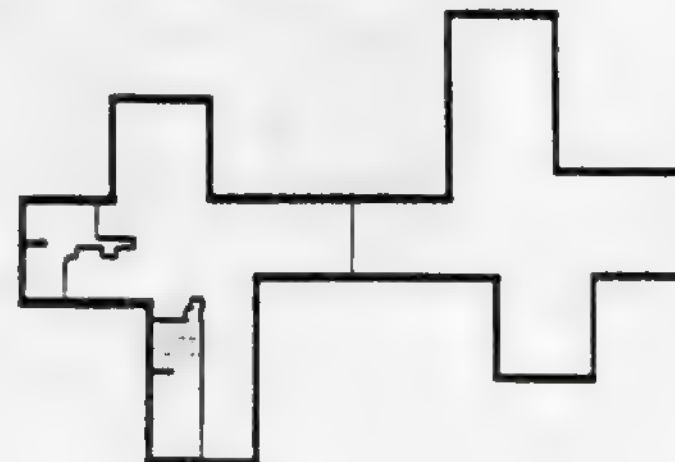




Living Room	Kitchen/Dining Room	BR 1	BR 2	BR 3	Storage	Circulation	Bath
185 SF	132 SF	114 SF	139 SF	113 SF	46 SF	119 SF	34 SF

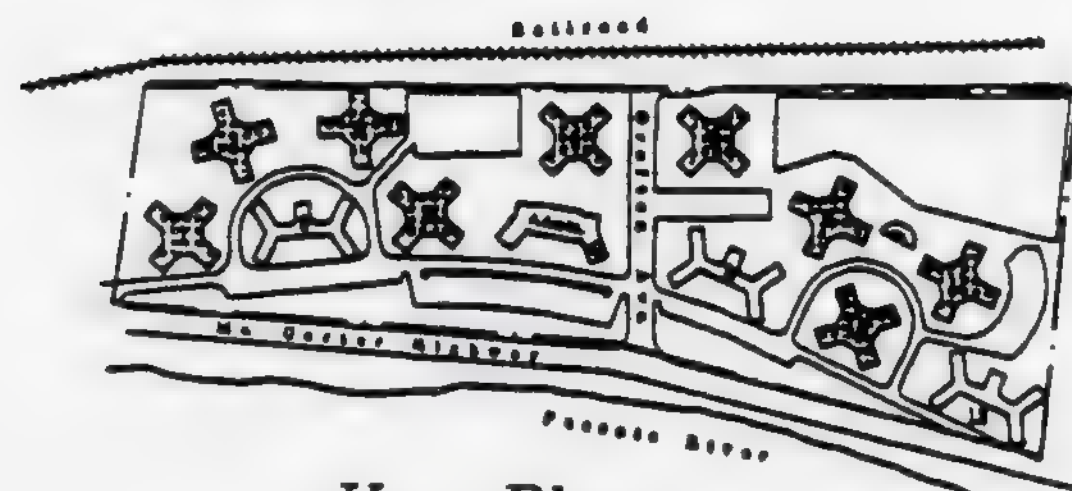
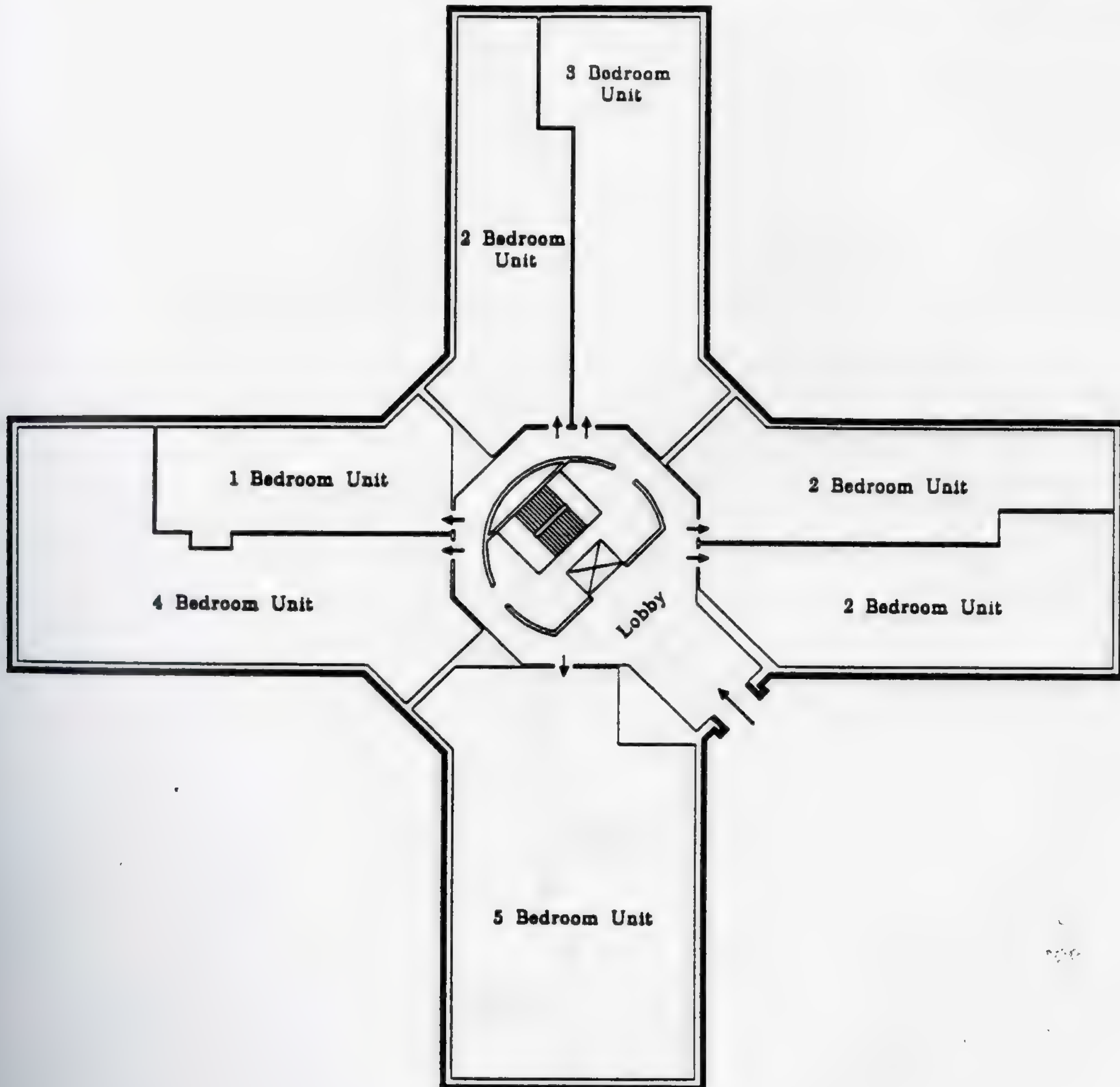
3 Bedroom Unit

Total Area: 905 Sq. Ft.



Project Statistics

Family High Rise NJ2-11 Arch Thomas J Walsh Homes Floor Plans

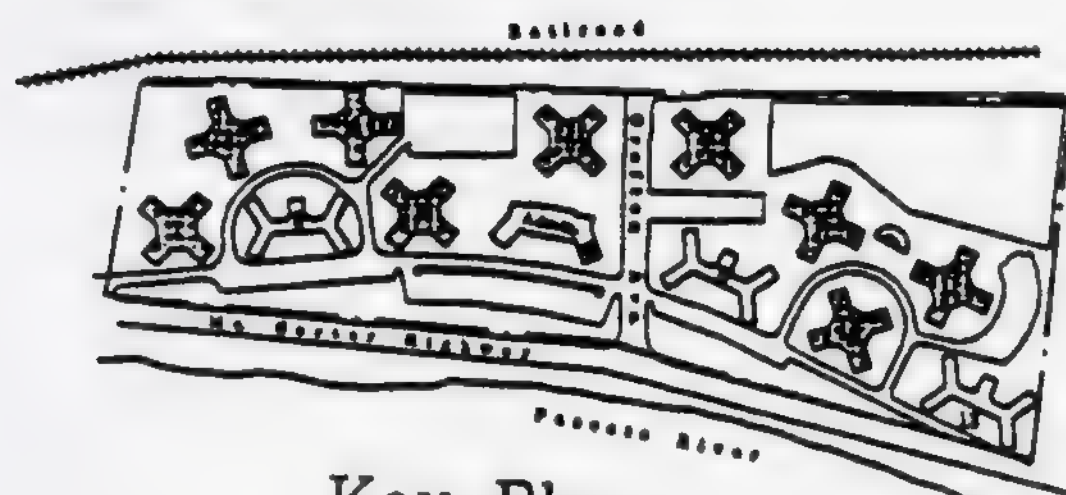
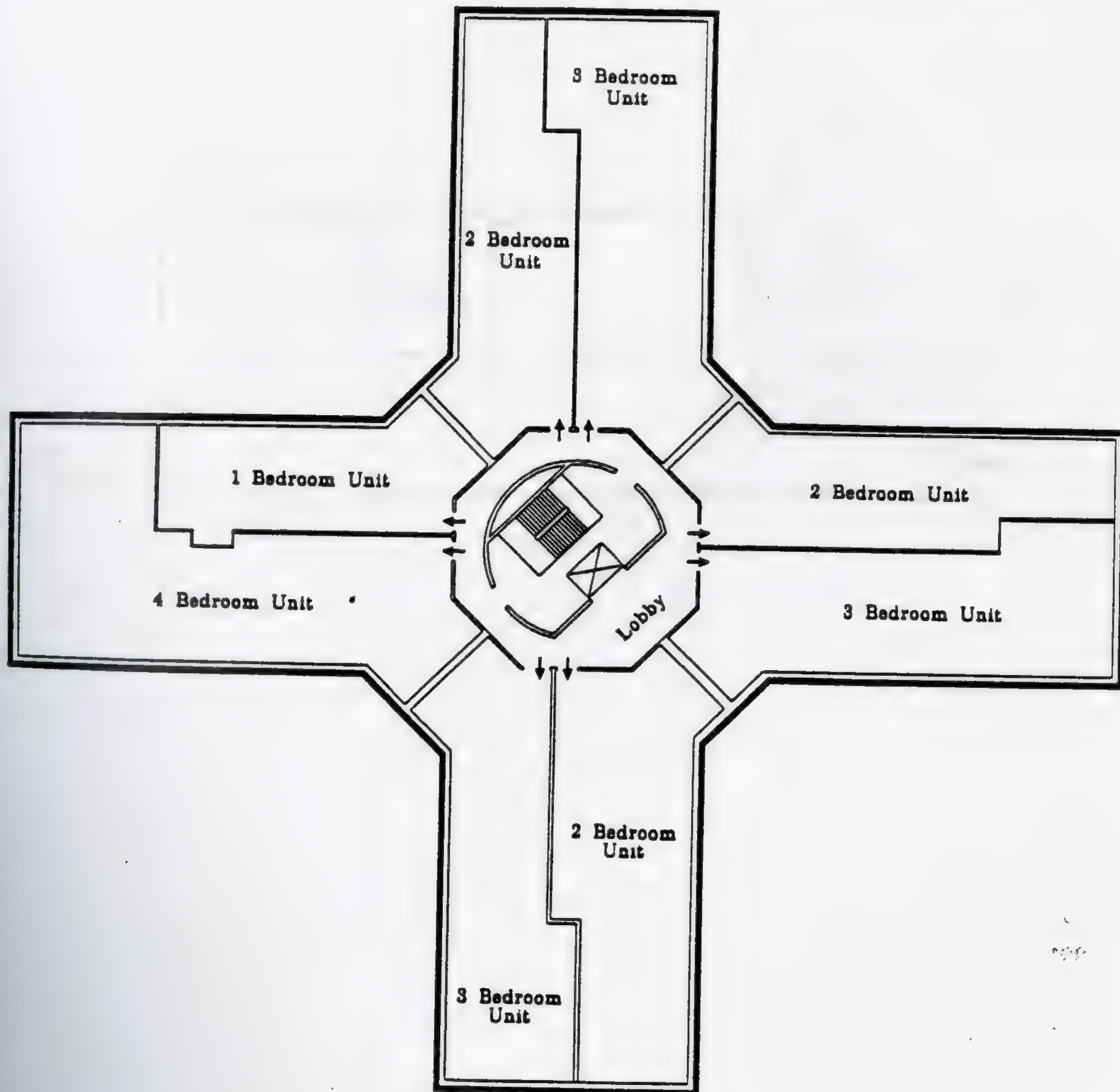


Key Plan

Walsh Homes
 NJ2-11
 Bldgs. 1,2,4,5,6,7,9,10 & 11
 First Floor Plan

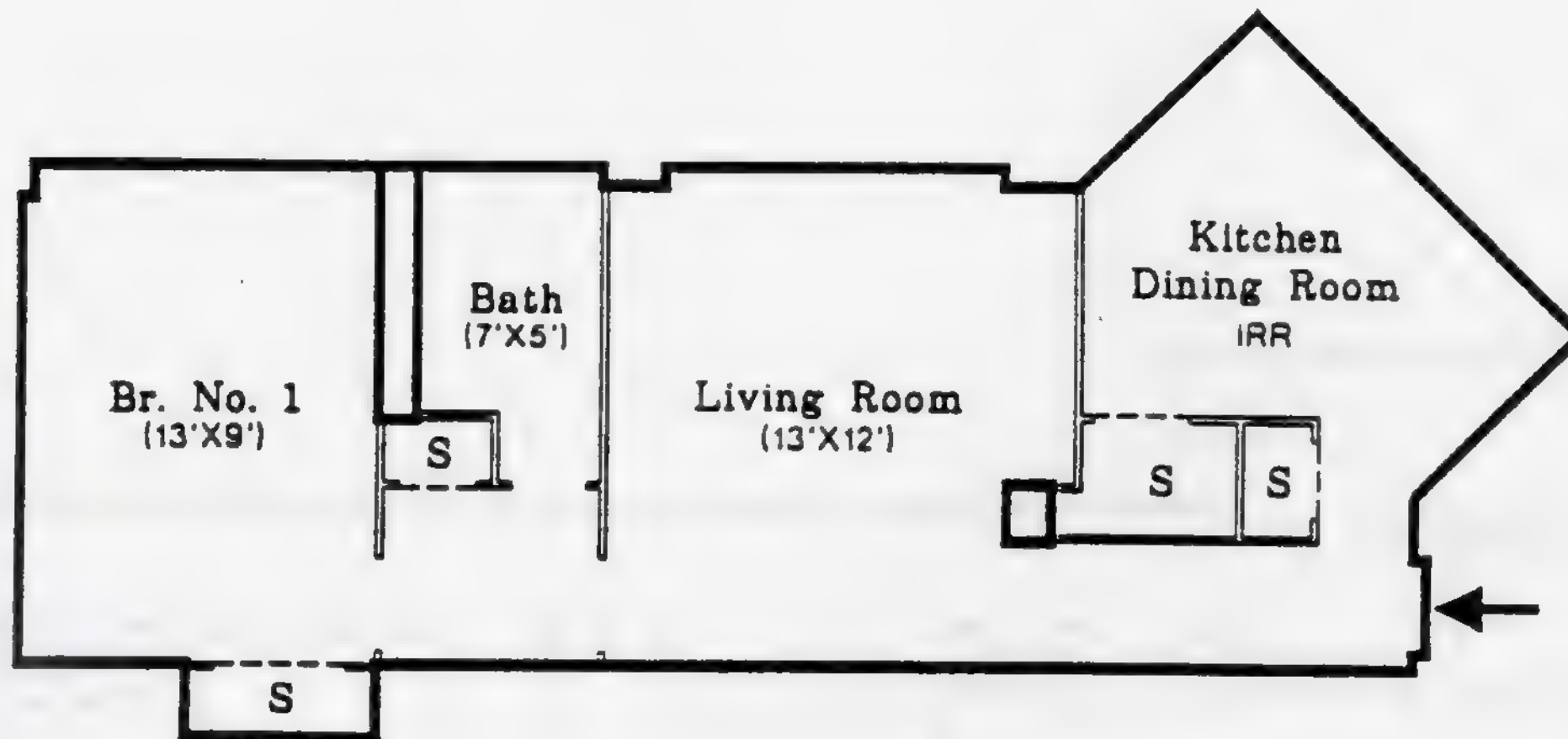
Project Statistics

Family High Rise NJ2-11 Arch Thomas J Walsh Homes Floor Plans



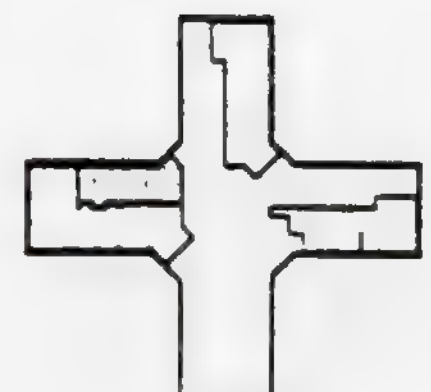
Key Plan

Walsh Homes
 NJ2-11
 Bldgs. 1,2,4,5,6,7,9,10 & 11
 Typical Floor Plan
 2nd to 8th Floor



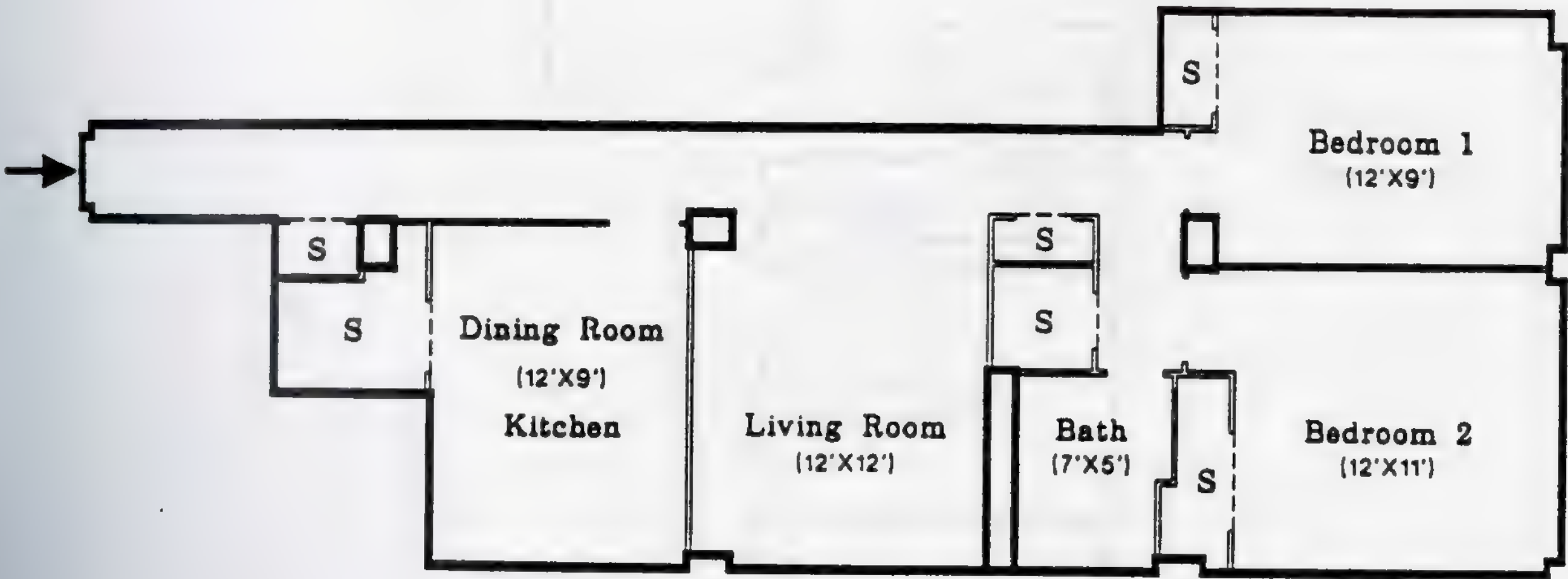
Living Room	Kitchen/Dining	BR 1	Storage	Circulation	Bath
154 SF	104 SF	125 SF	35 SF	64 SF	38 SF

1 Bedroom Unit
Total Area: 508 Sq. Ft.



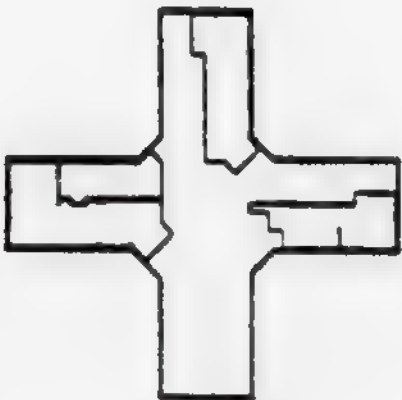
Project Statistics

Family High Rise NJ2-11 Arch Thomas J Walsh Homes Floor Plans



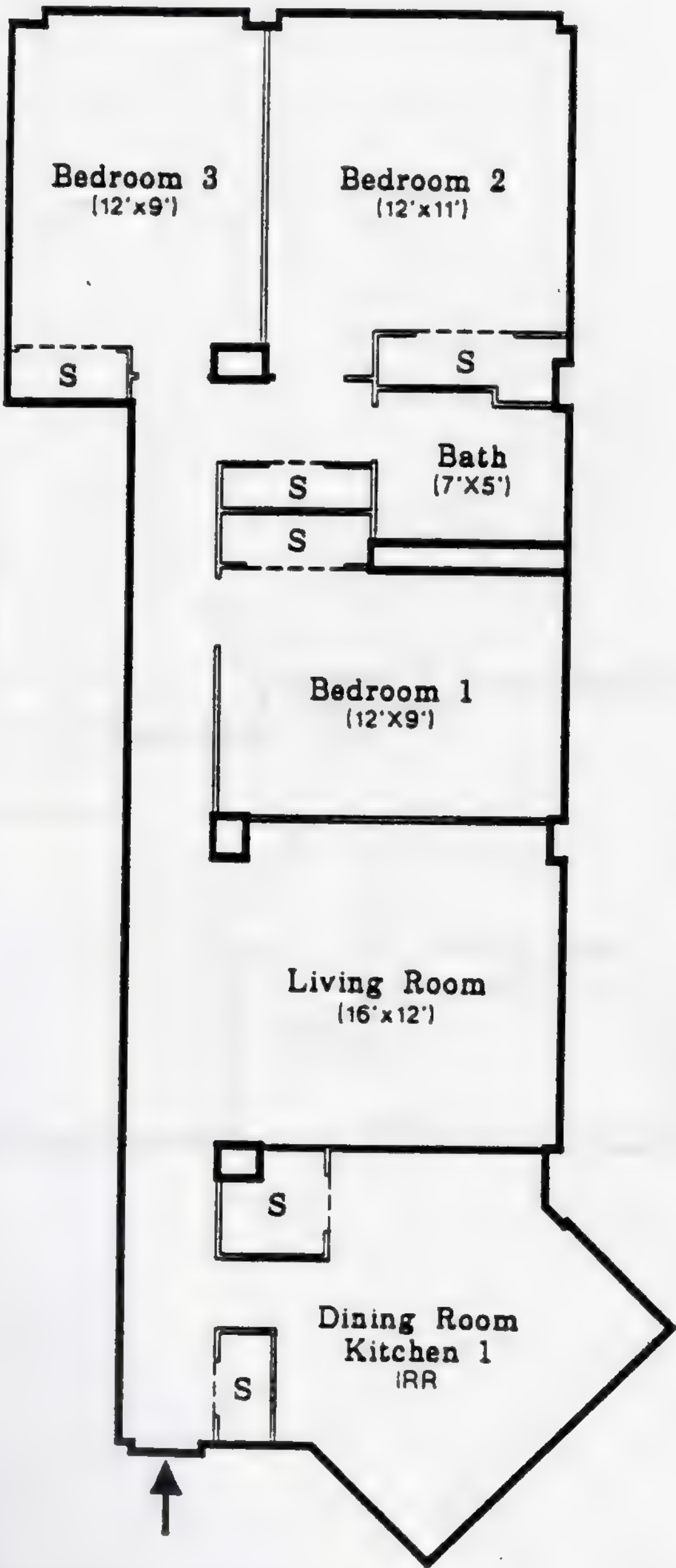
Living Room	Kitchen/Dining	BR 1	BR 2	Storage	Circulation	Bath
160 SF	110 SF	113 SF	131 SF	72 SF	109 SF	38 SF

2 Bedroom Unit
Total Area: 743 Sq. Ft.



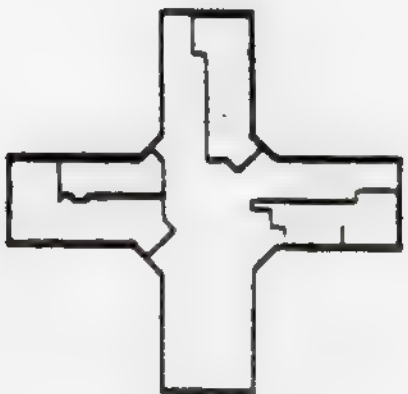
Project Statistics

Family High Rise NJ2-11 Arch Thomas J Walsh Homes Floor Plans



Living Room	Kitchen/Dining	BR 1	BR 2	BR 3	Storage	Circulation	Bath
180 SF	137 SF	111 SF	131 SF	112 SF	61 SF	104 SF	36 SF

3 Bedroom Unit
Total Area: 889 Sq. Ft.



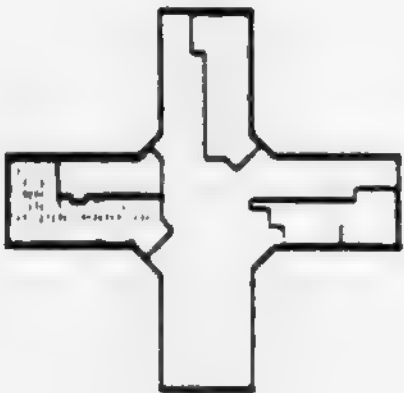
Project Statistics

Family High Rise NJ2-11 Arch Thomas J Walsh Homes Floor Plans



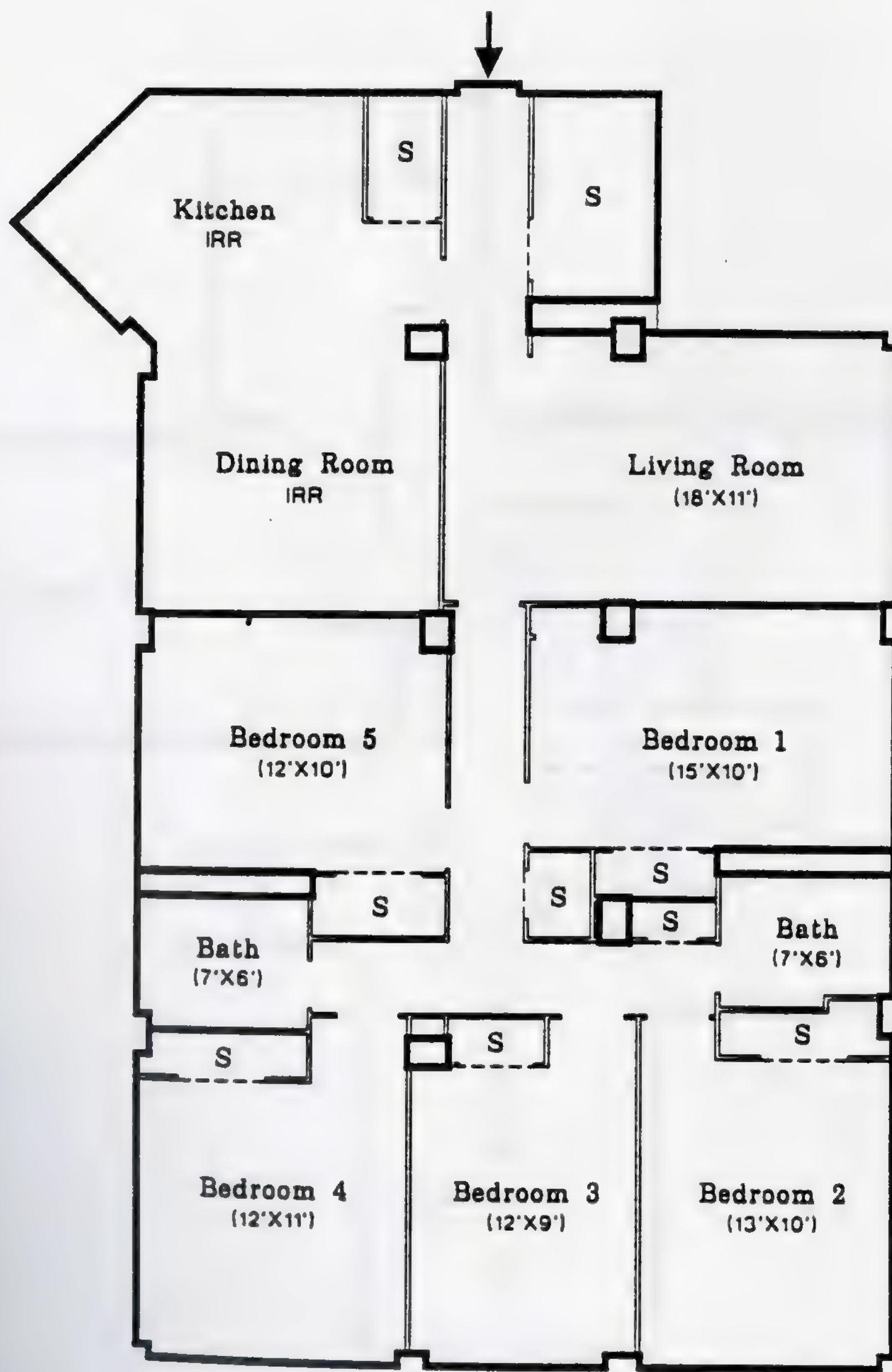
Living Room	Kitchen/Dining	BR 1	BR 2	BR 3	BR 4	Storage	Circulation	Bath
179 SF	163 SF	112 SF	144 SF	109 SF	117 SF	82 SF	140 SF	83 SF

4 Bedroom Unit
Total Area: 1150 Sq. Ft.



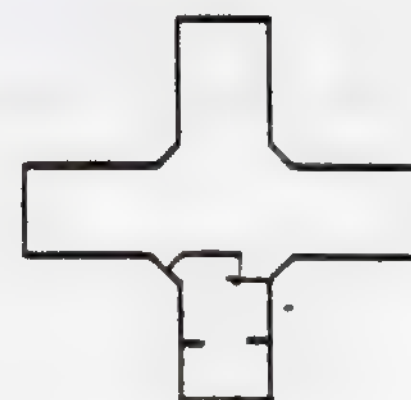
Project Statistics

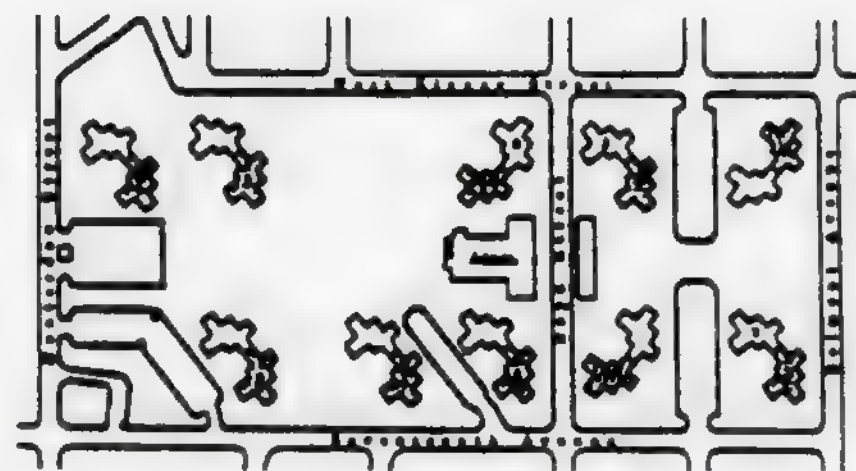
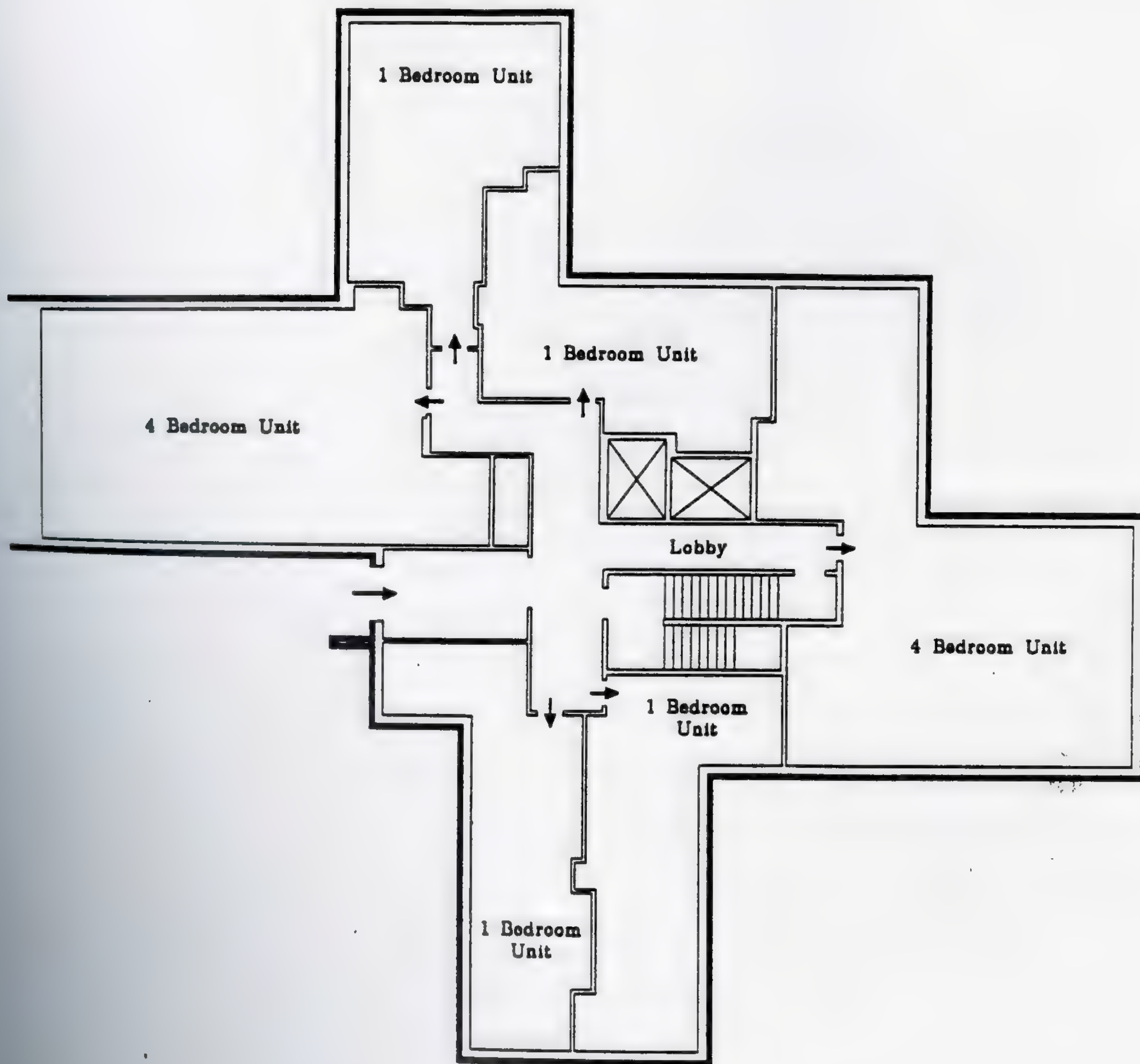
Family High Rise NJ2-11 Arch Thomas J Walsh Homes Floor Plans



Living Room	Kitchen/Dining	BR 1	BR 2	BR 3	BR 4	BR 5	Storage	Circulation	Bath
99 SF	263 SF	137 SF	133 SF	117 SF	135 SF	126 SF	133 SF	90 SF	75 SF

5 Bedroom Unit
Total Area: 1470 Sq. Ft.



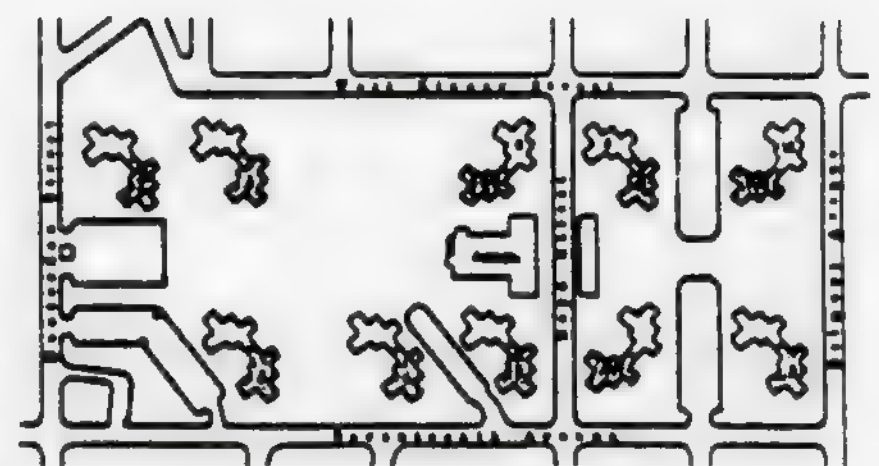
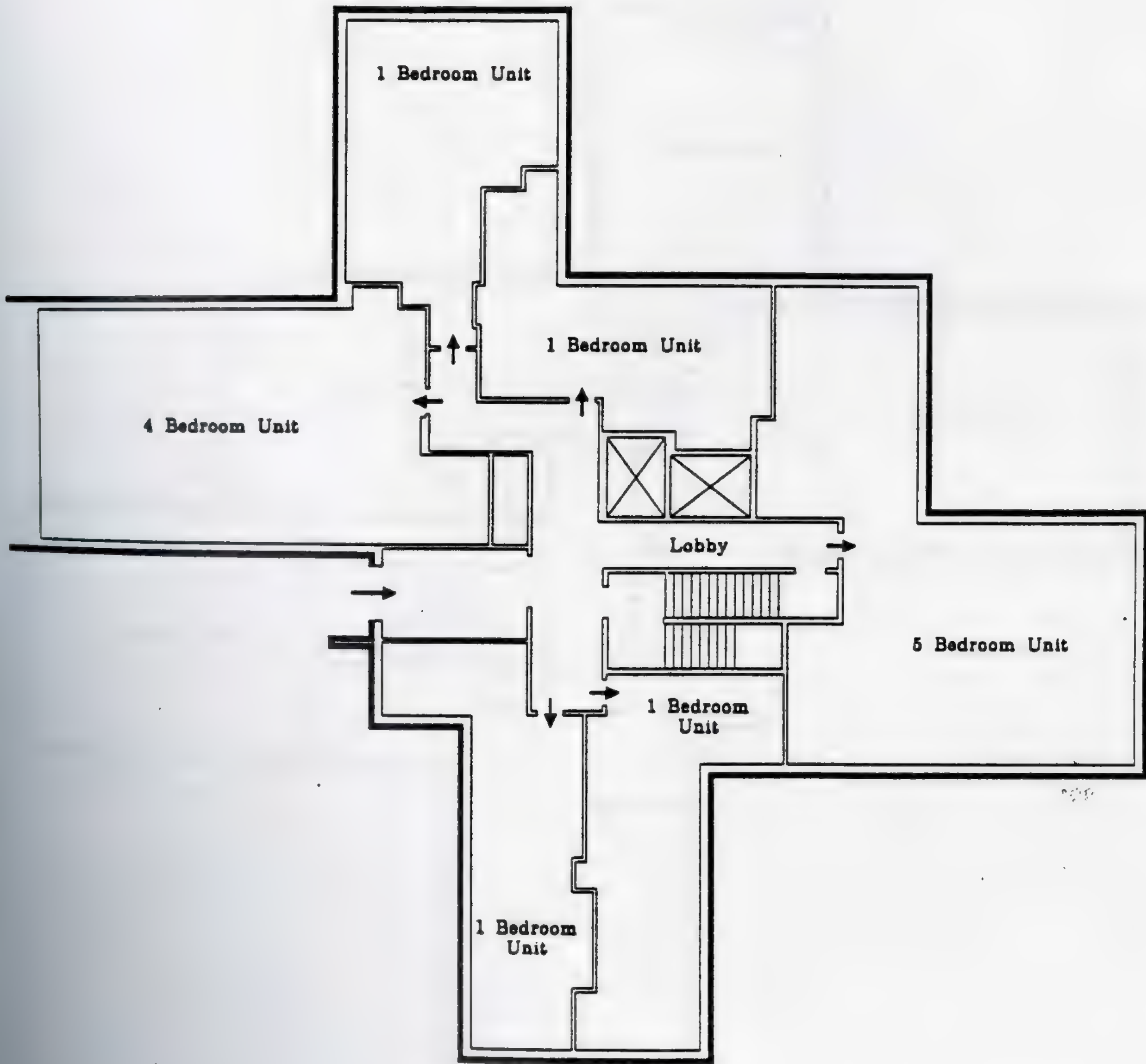


Key Plan

William P. Hayes Homes
 NJ2-12
 Building 1 & 2
 Ground Floor Plan

Project Statistics

Family High Rise NJ2-12 William P Hayes Homes Floor Plans

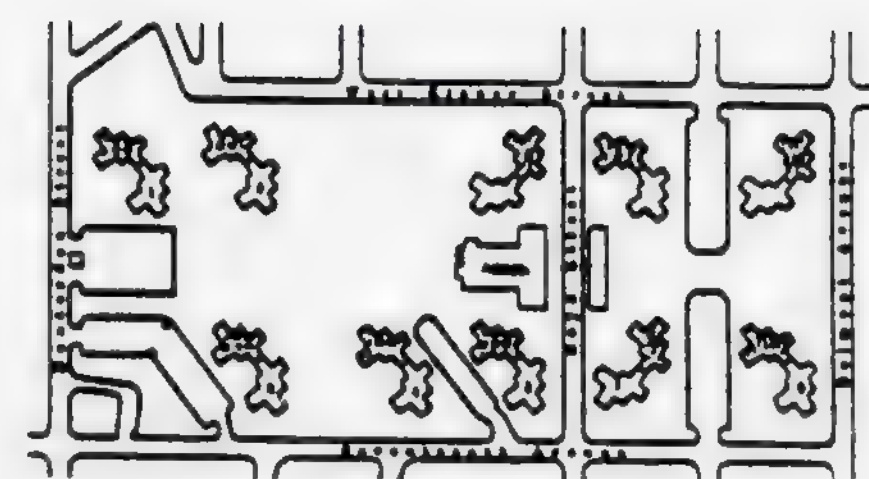
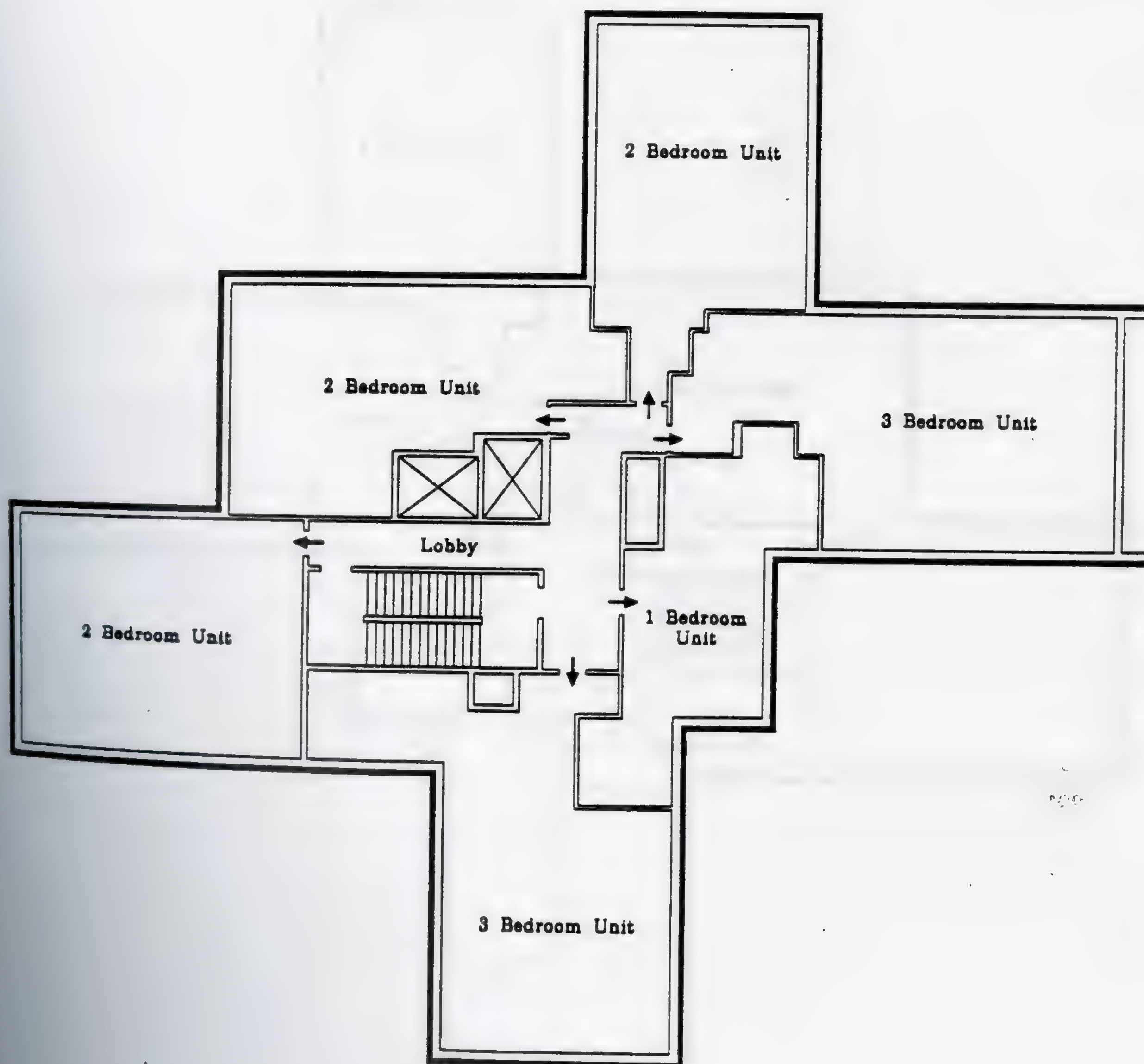


Key Plan

William P. Hayes Homes
NJ2-12
Building 1 & 2
First Floor Plan

Project Statistics

Family High Rise NJ2-12 William P Hayes Homes Floor Plans

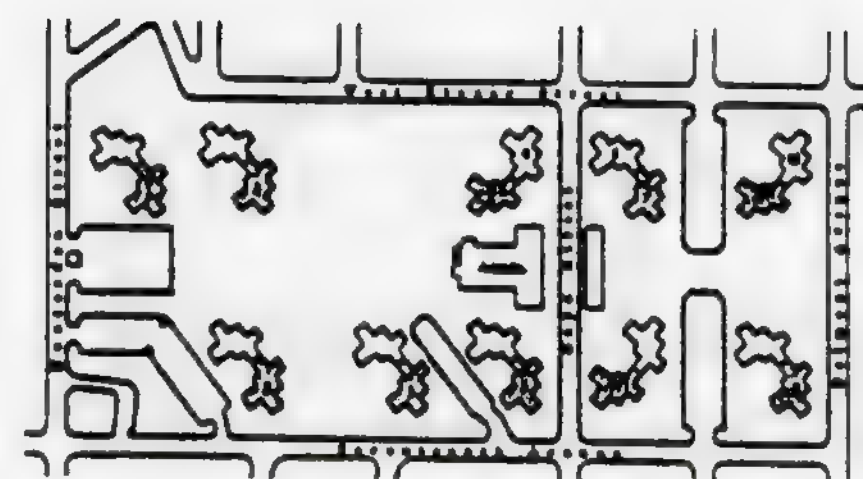
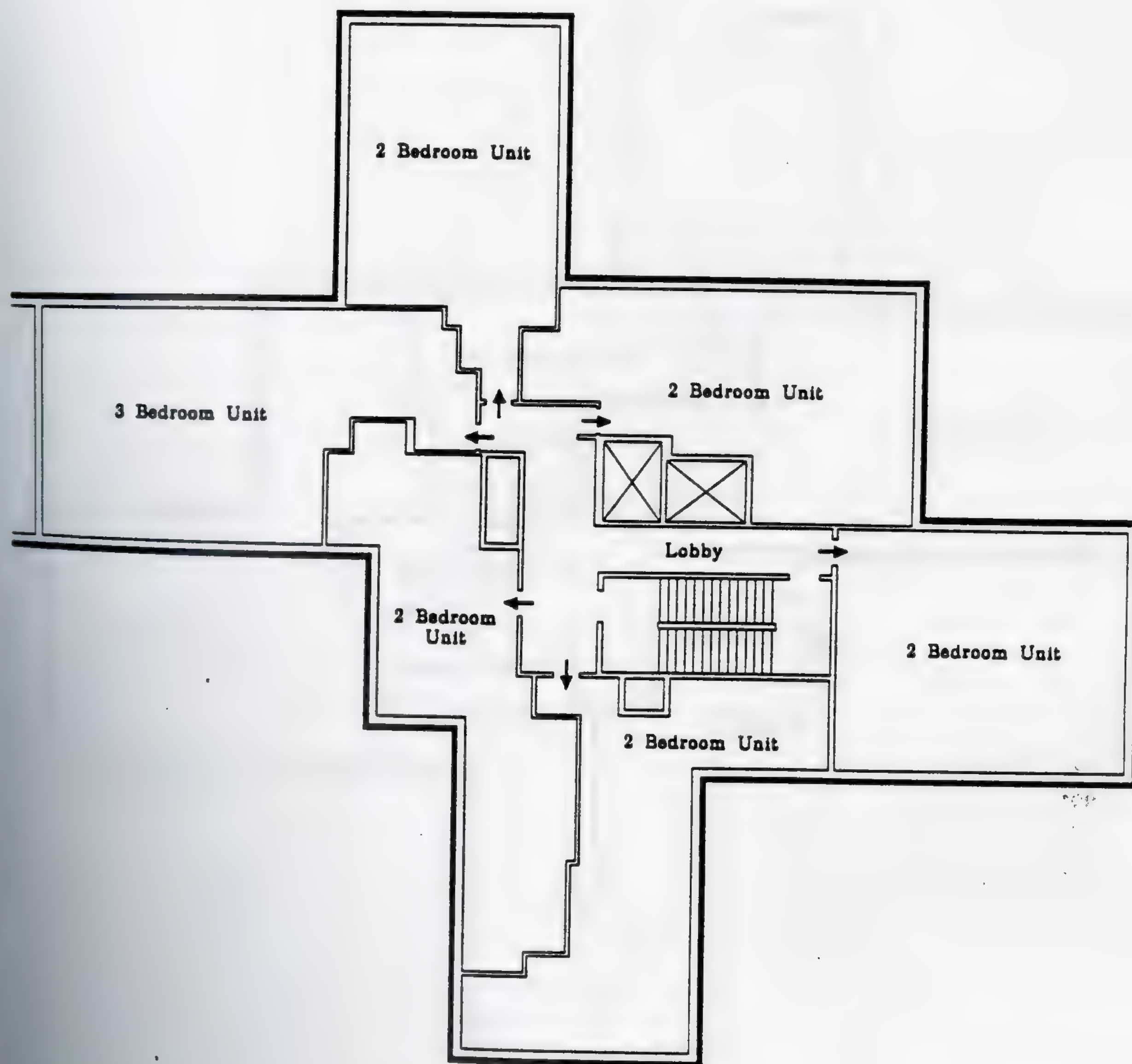


Key Plan

William P. Hayes Homes
NJ2-12
Building 1 & 2
Typical Floor Plan

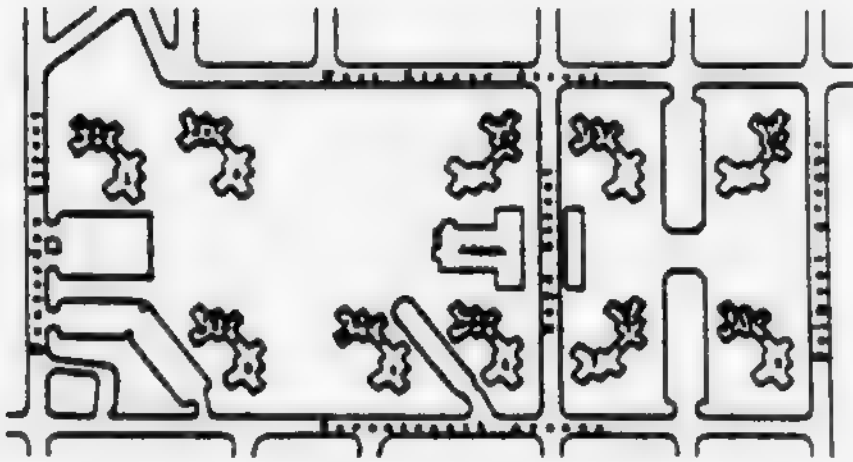
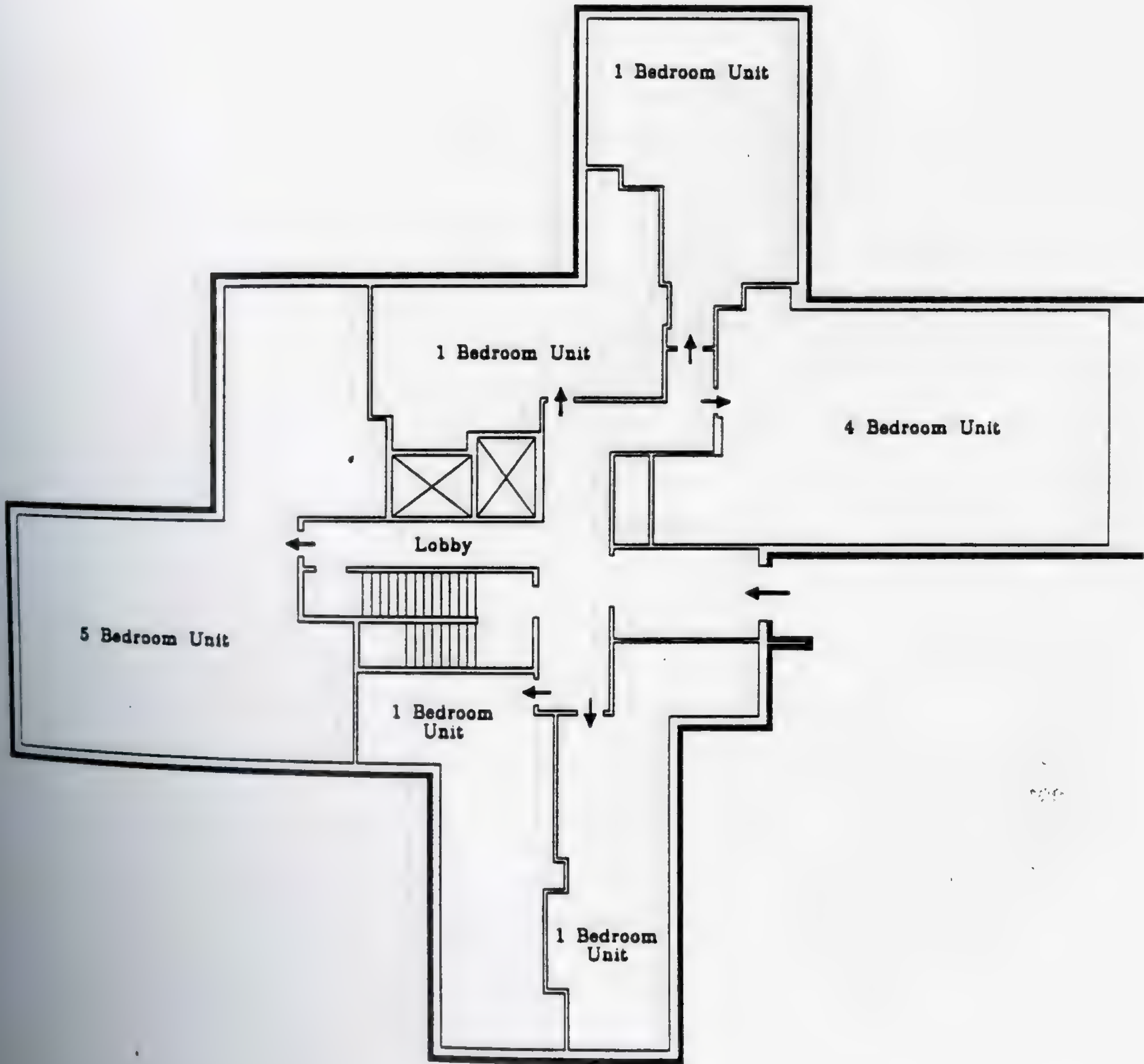
Project Statistics

Family High Rise NJ2-12 William P Hayes Homes Floor Plans



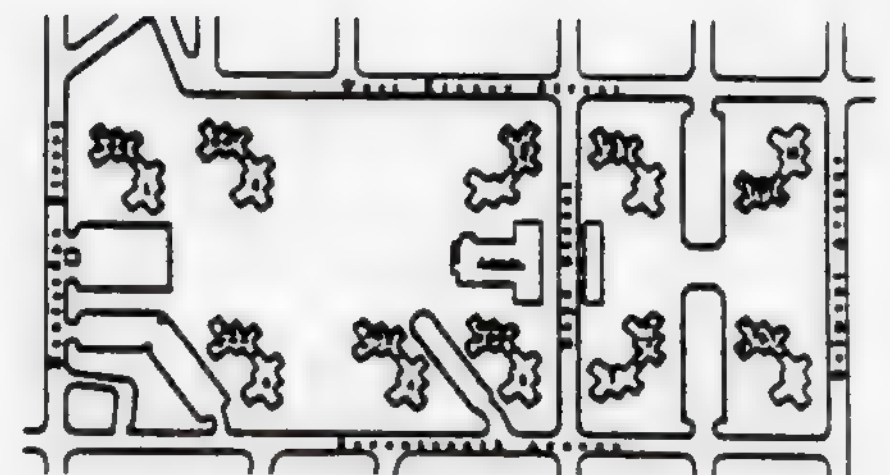
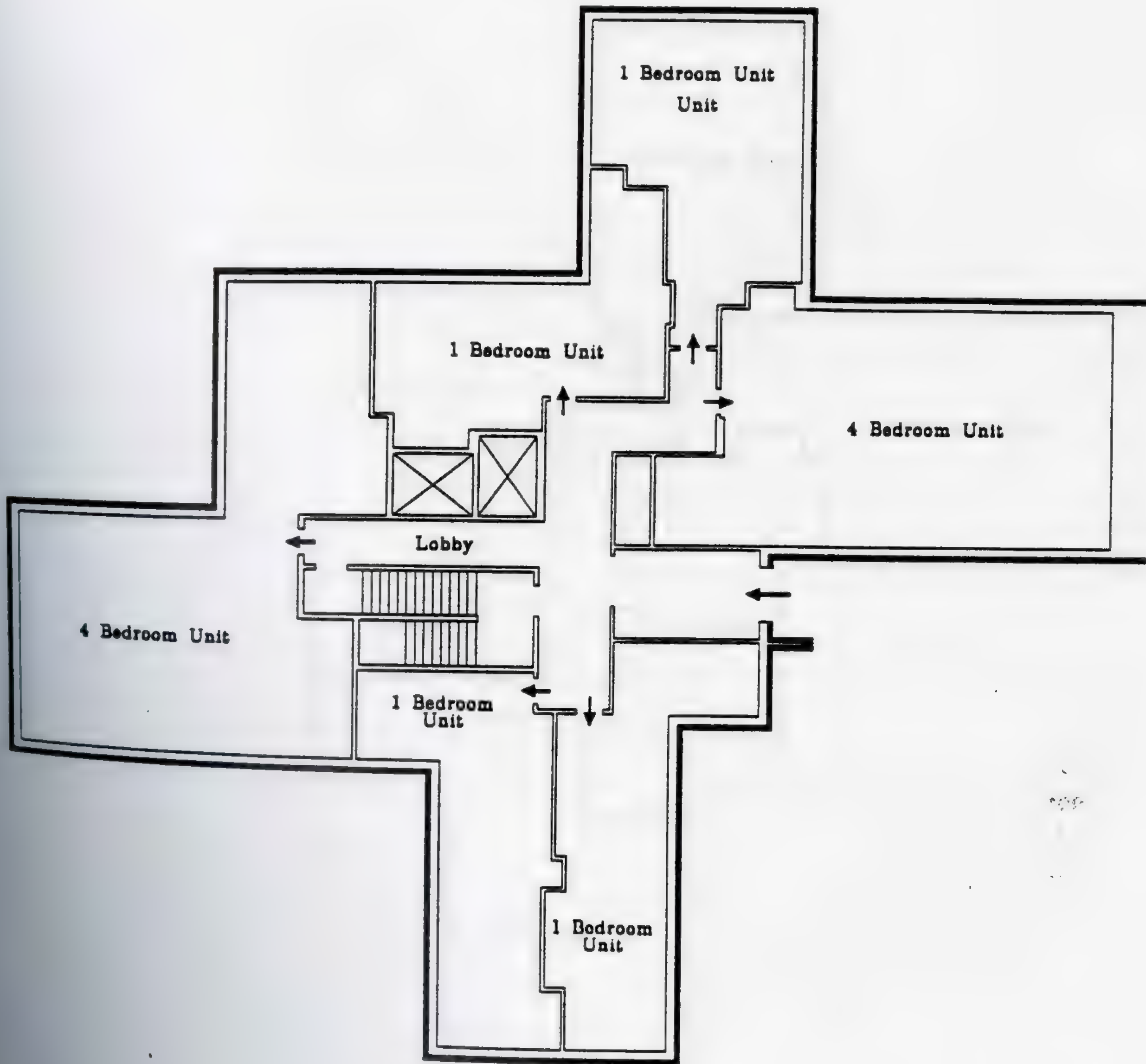
Key Plan

William P. Hayes Homes
NJ2-12
Building 1 & 2
Typical Floor Plan



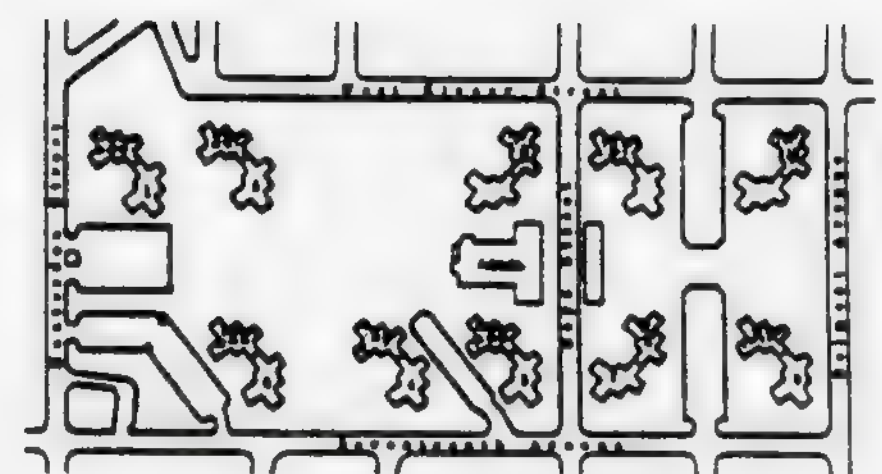
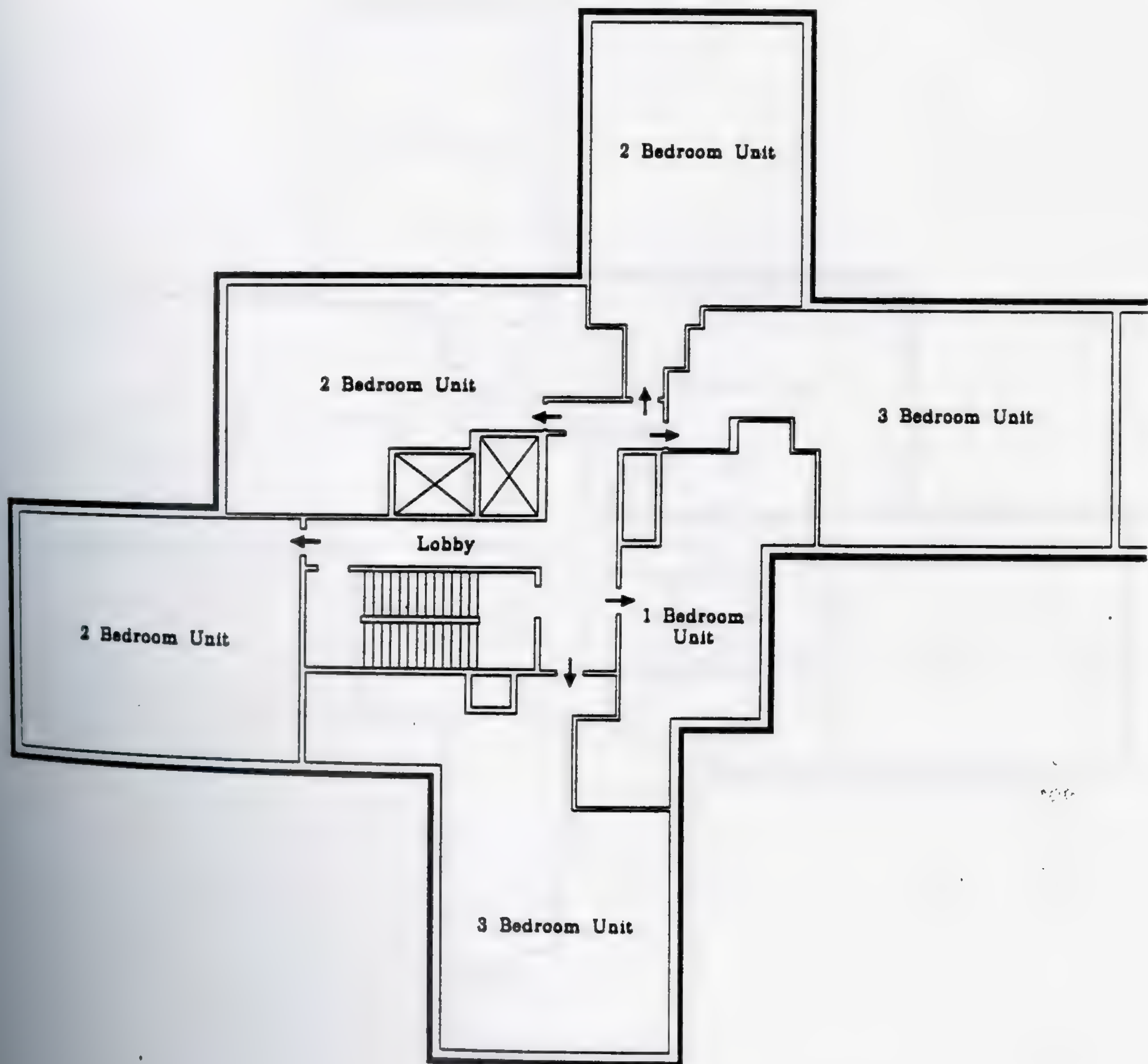
William P. Hayes Homes
NJ2-12
Building 3
Ground Floor Plan

Key Plan



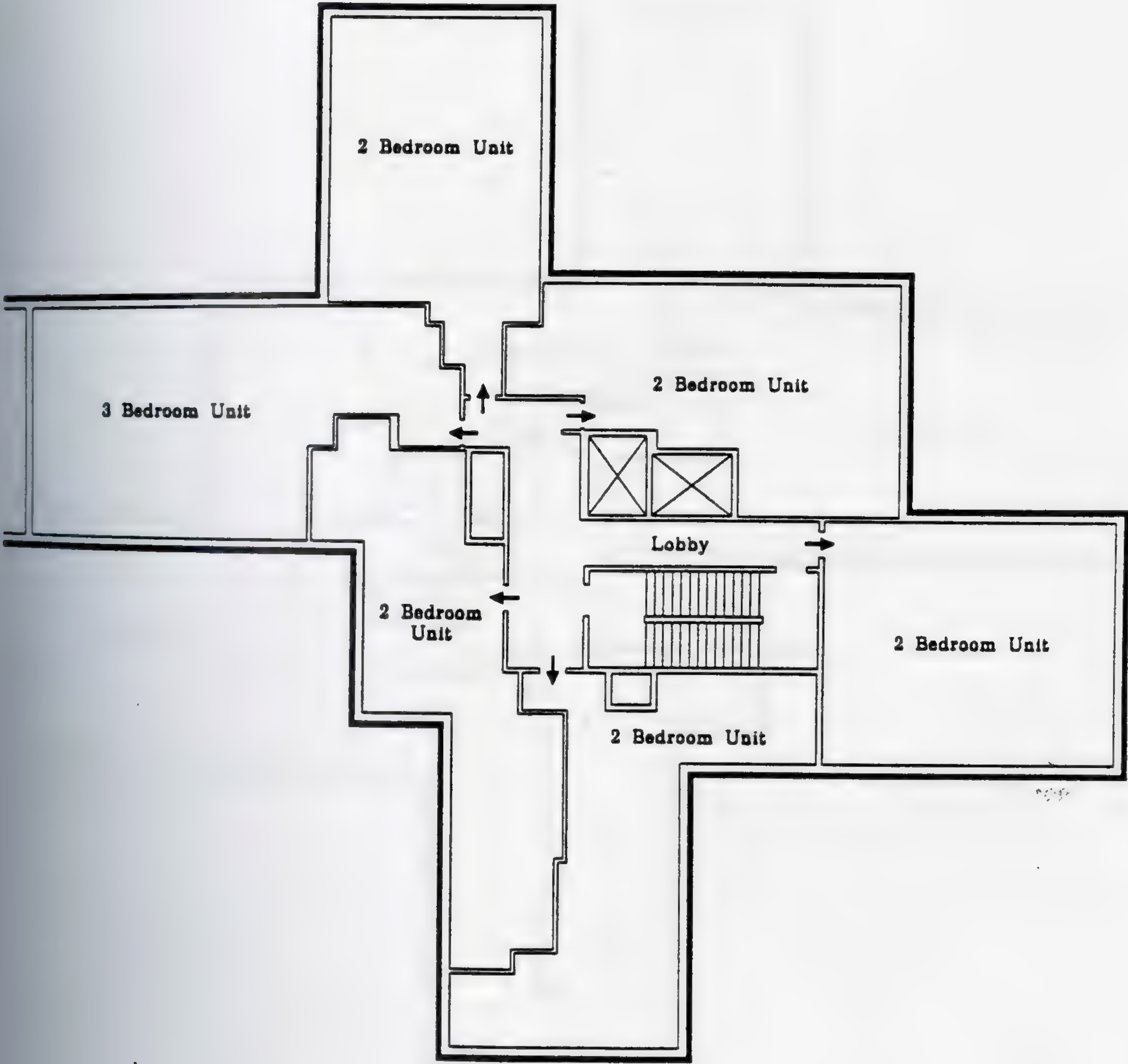
Key Plan

William P. Hayes Homes
NJ2-12
Building 3
First Floor Plan

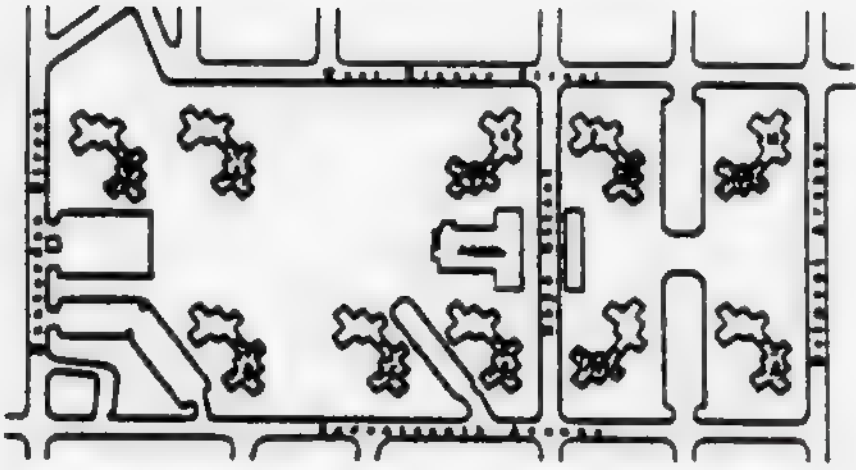


Key Plan

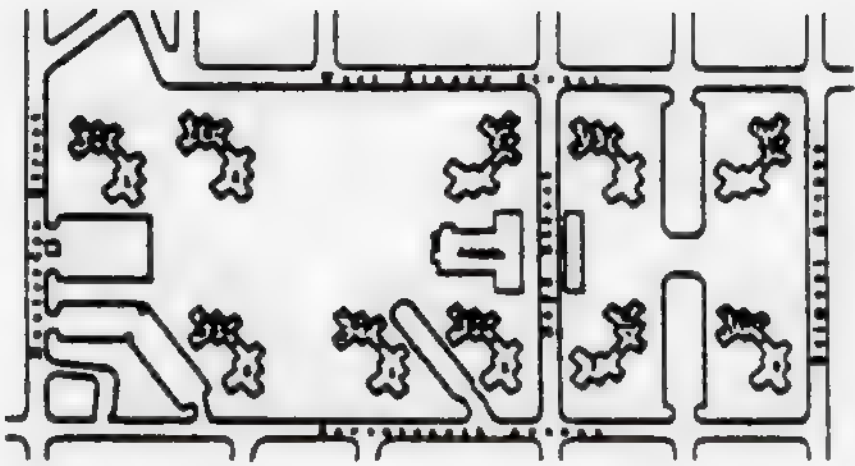
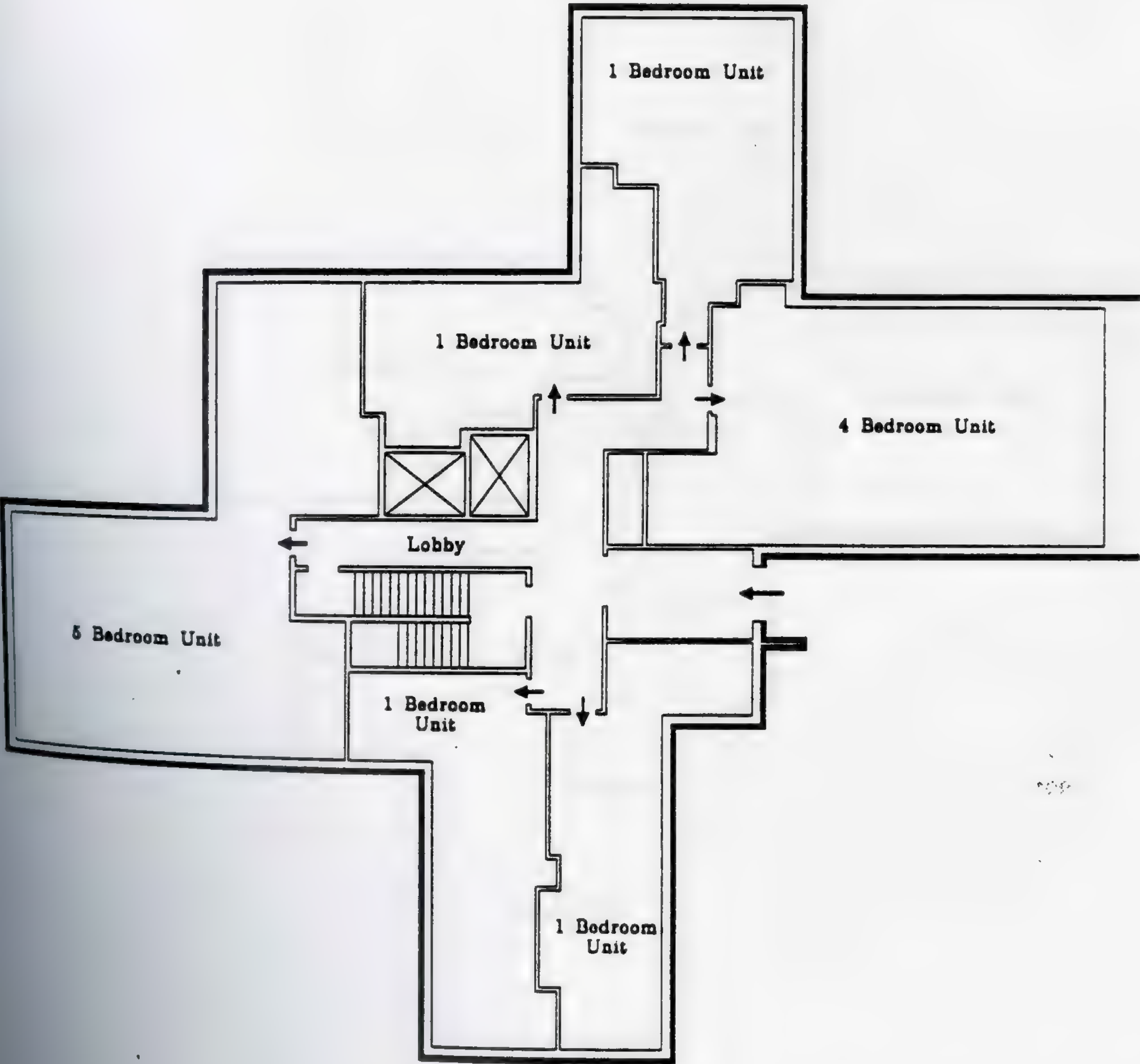
William P. Hayes Homes
NJ2-12
Building 3
Typical Floor Plan



William P. Hayes Homes
NJ2-12
Building 3
Typical Floor Plan



Key Plan

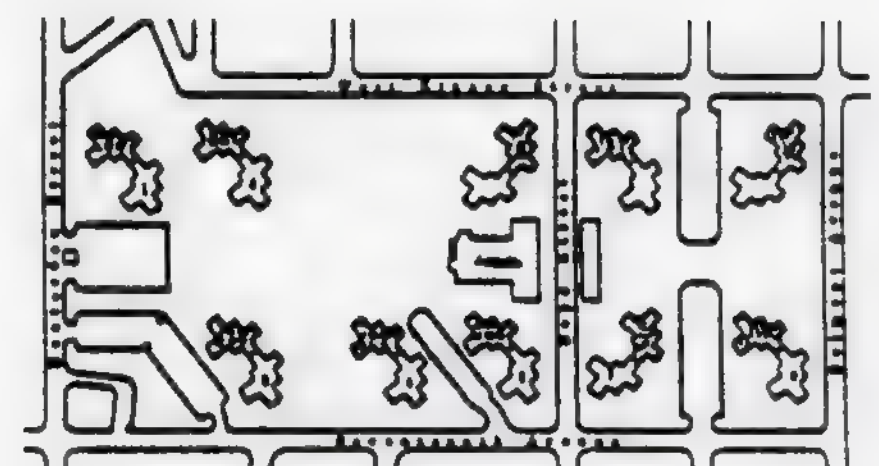
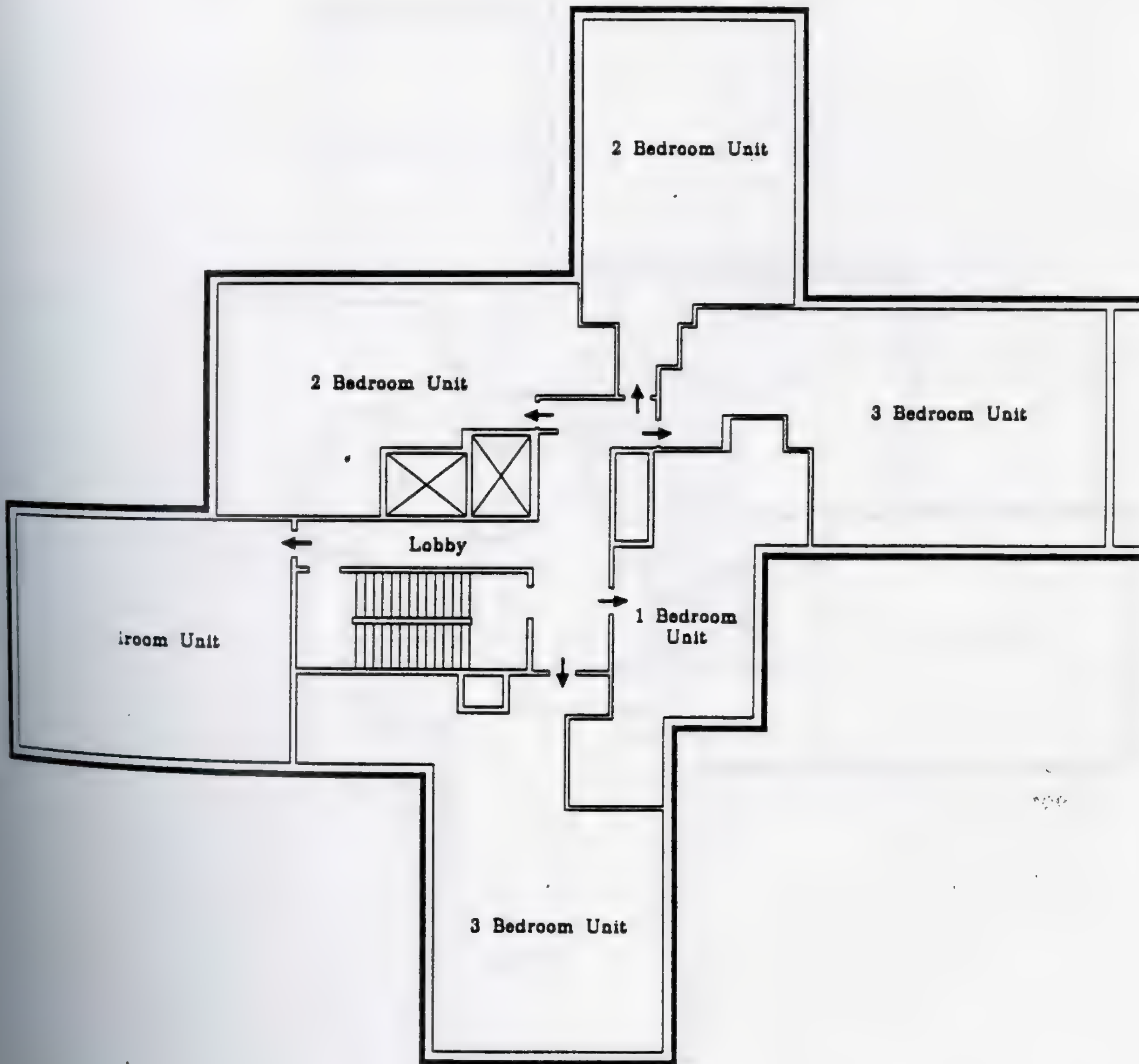


Key Plan

William P. Hayes Homes
NJ2-12
Building 4, 5, 6, 7, 8, 9, 10
First Floor Plan

Project Statistics

Family High Rise NJ2-12 William P Hayes Homes Floor Plans

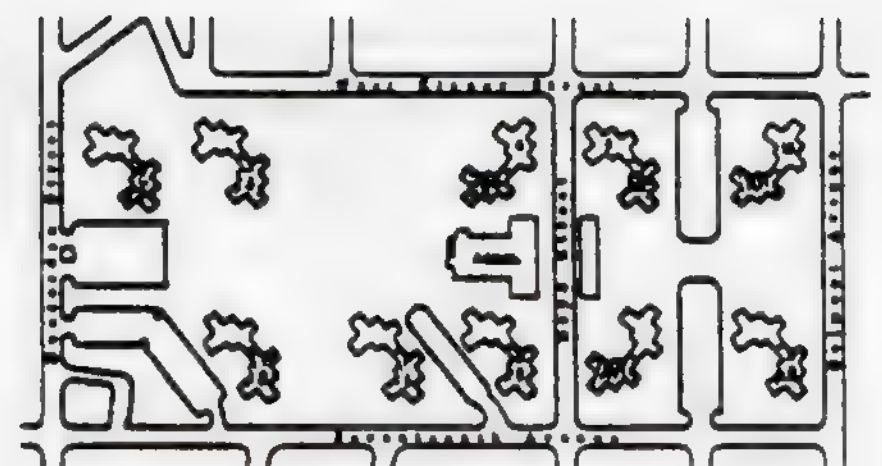
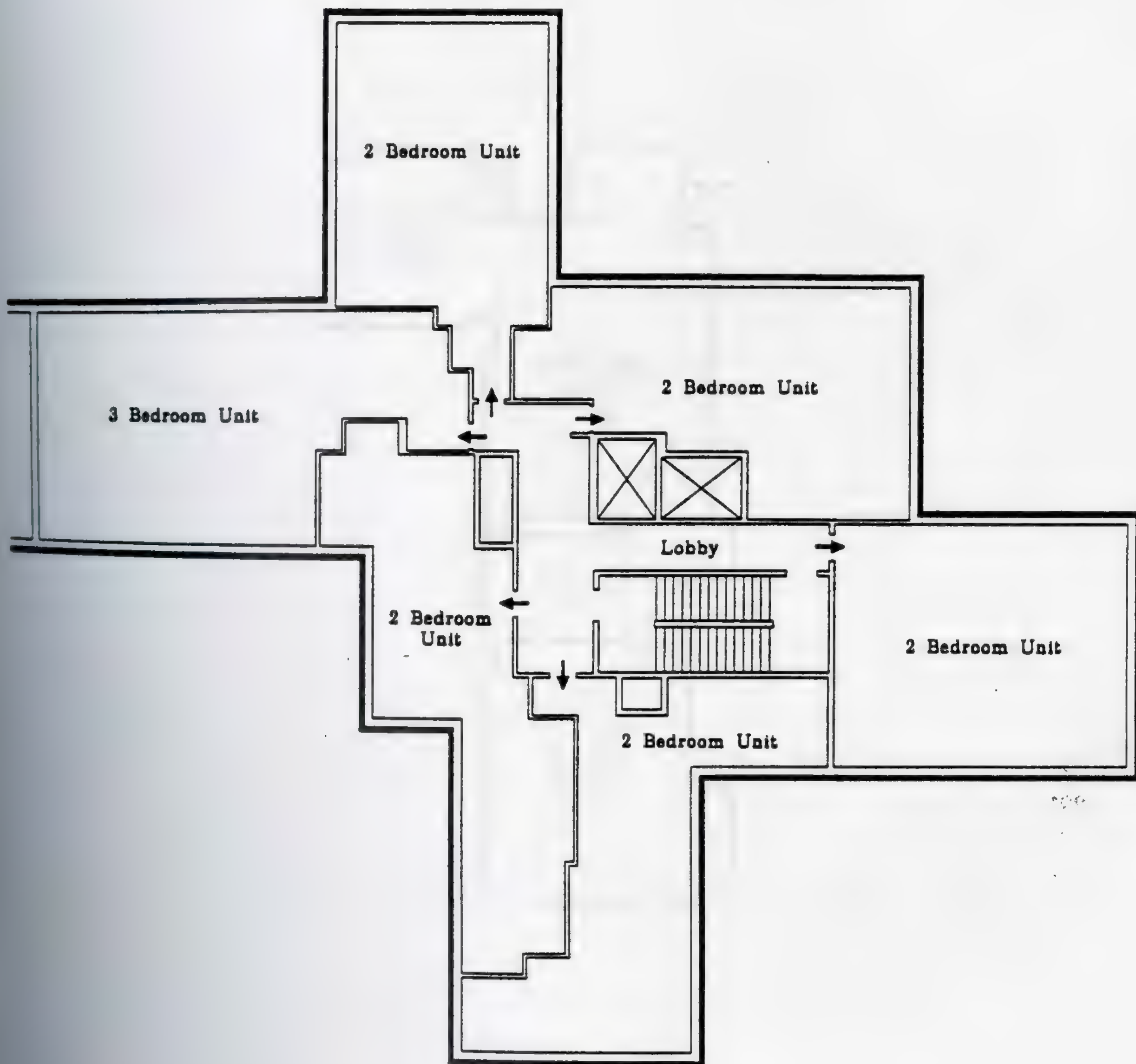


Key Plan

William P. Hayes Homes
 NJ2-12
 Building 4, 5, 6, 7, 8, 9 & 10
 Typical Floor Plan

Project Statistics

Family High Rise NJ2-12 William P Hayes Homes Floor Plans

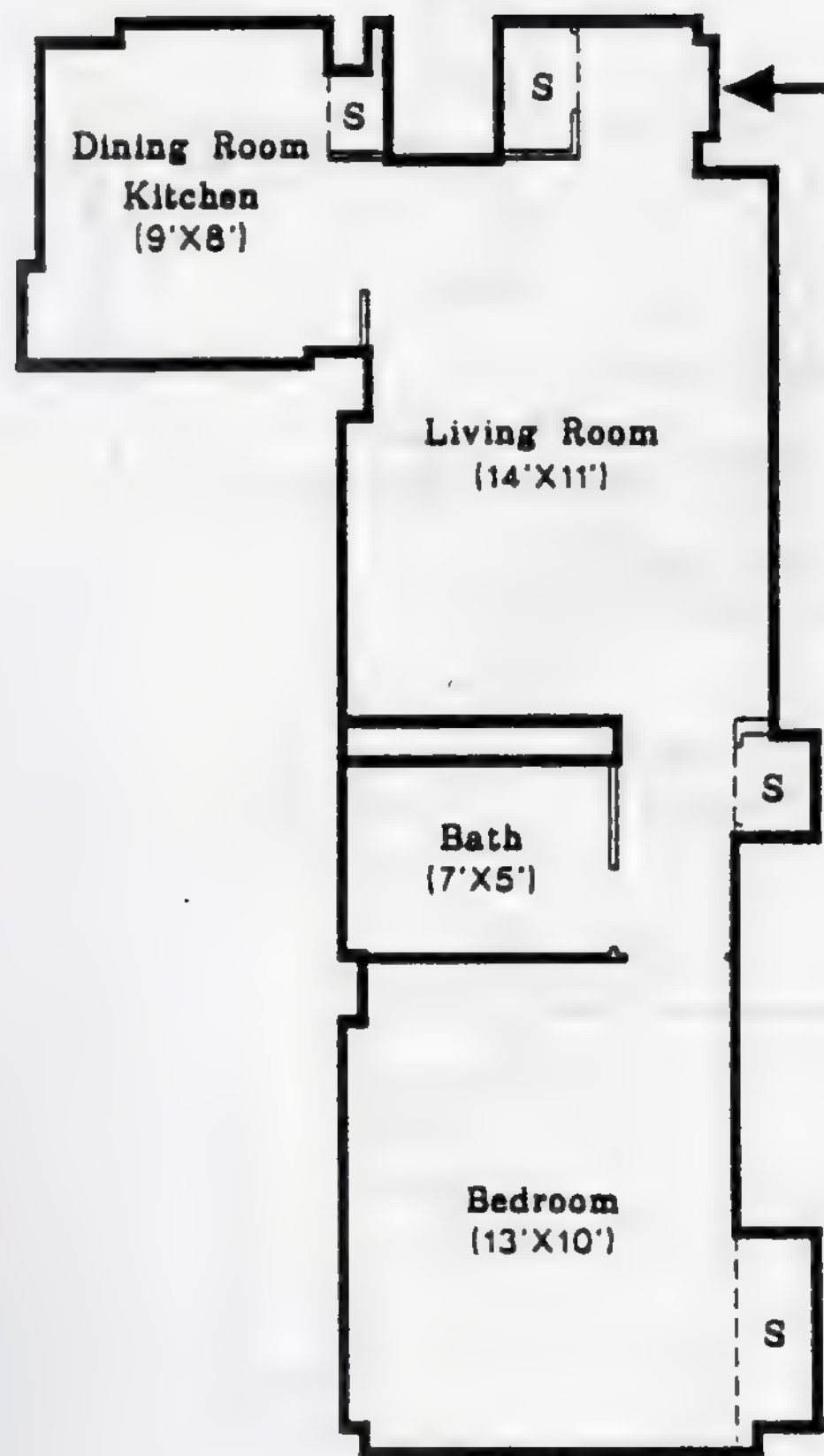


Key Plan

William P. Hayes Homes
NJ2-12
Building 4, 5, 6, 7, 8, 9 & 10
Typical Floor Plan

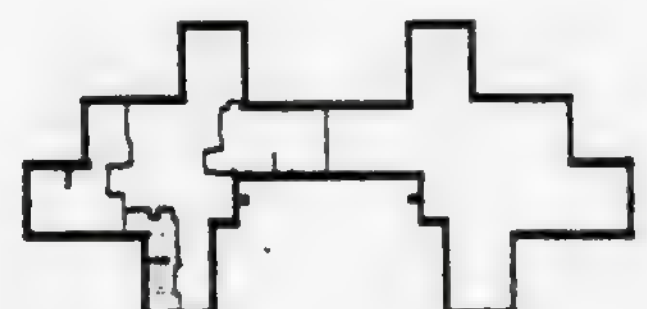
Project Statistics

Family High Rise NJ2-12 William P Hayes Homes Floor Plans



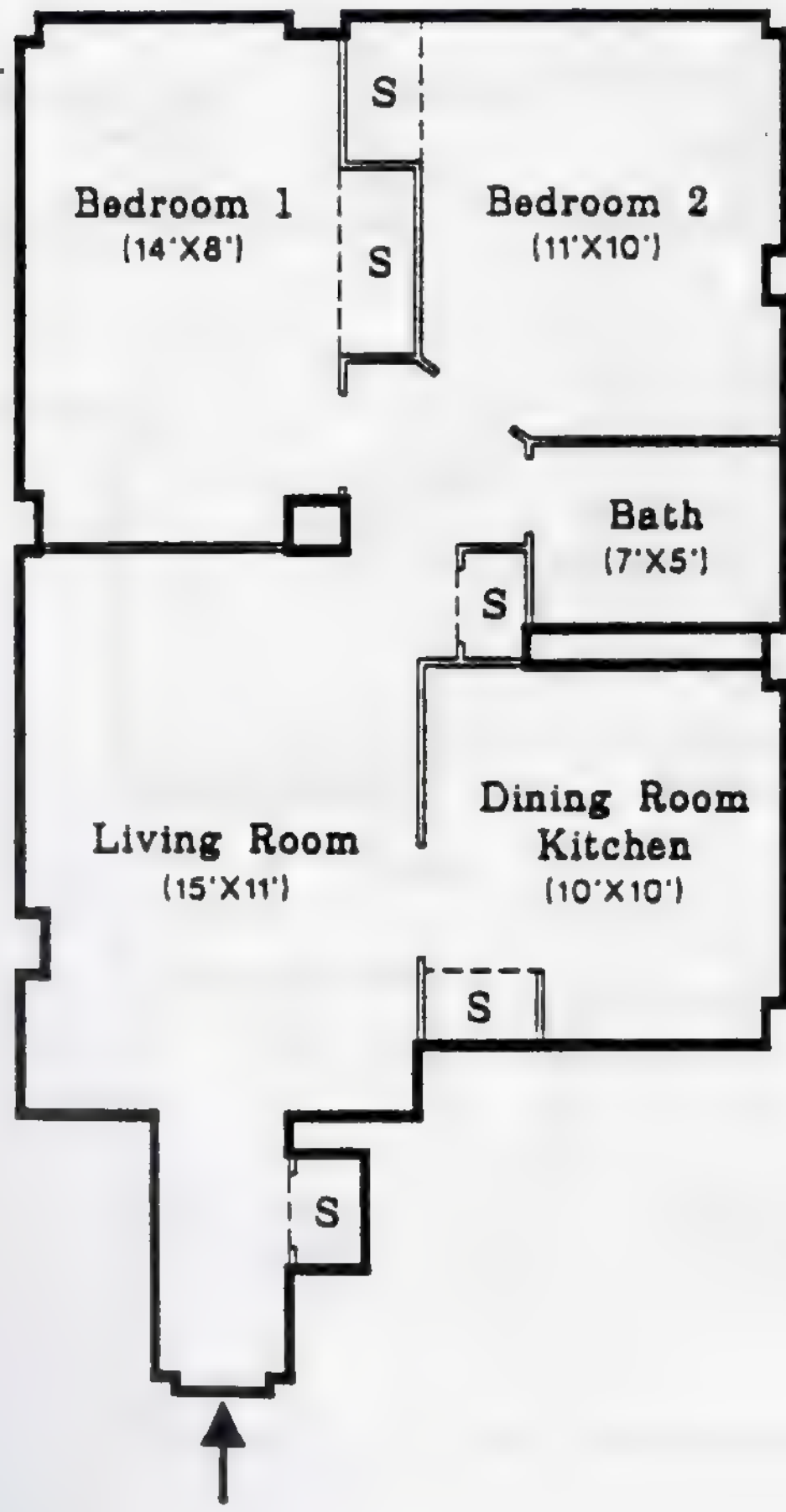
Living Room	Dining/Kitchen	Bedroom 1	Storage	Circulation	Bath
149 SF	67 SF	124 SF	26 SF	29 SF	33 SF

1 Bedroom Unit
Total Area: 432 Sq. Ft.



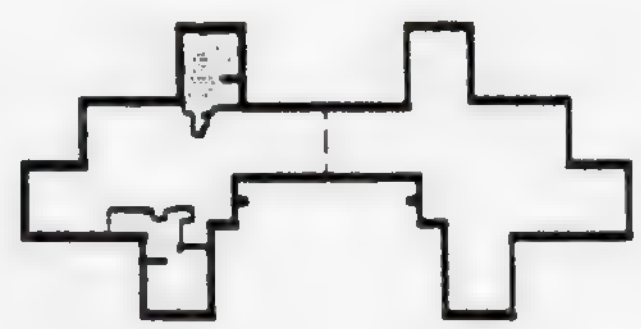
Project Statistics

Family High Rise NJ2-12 William P Hayes Homes Floor Plans



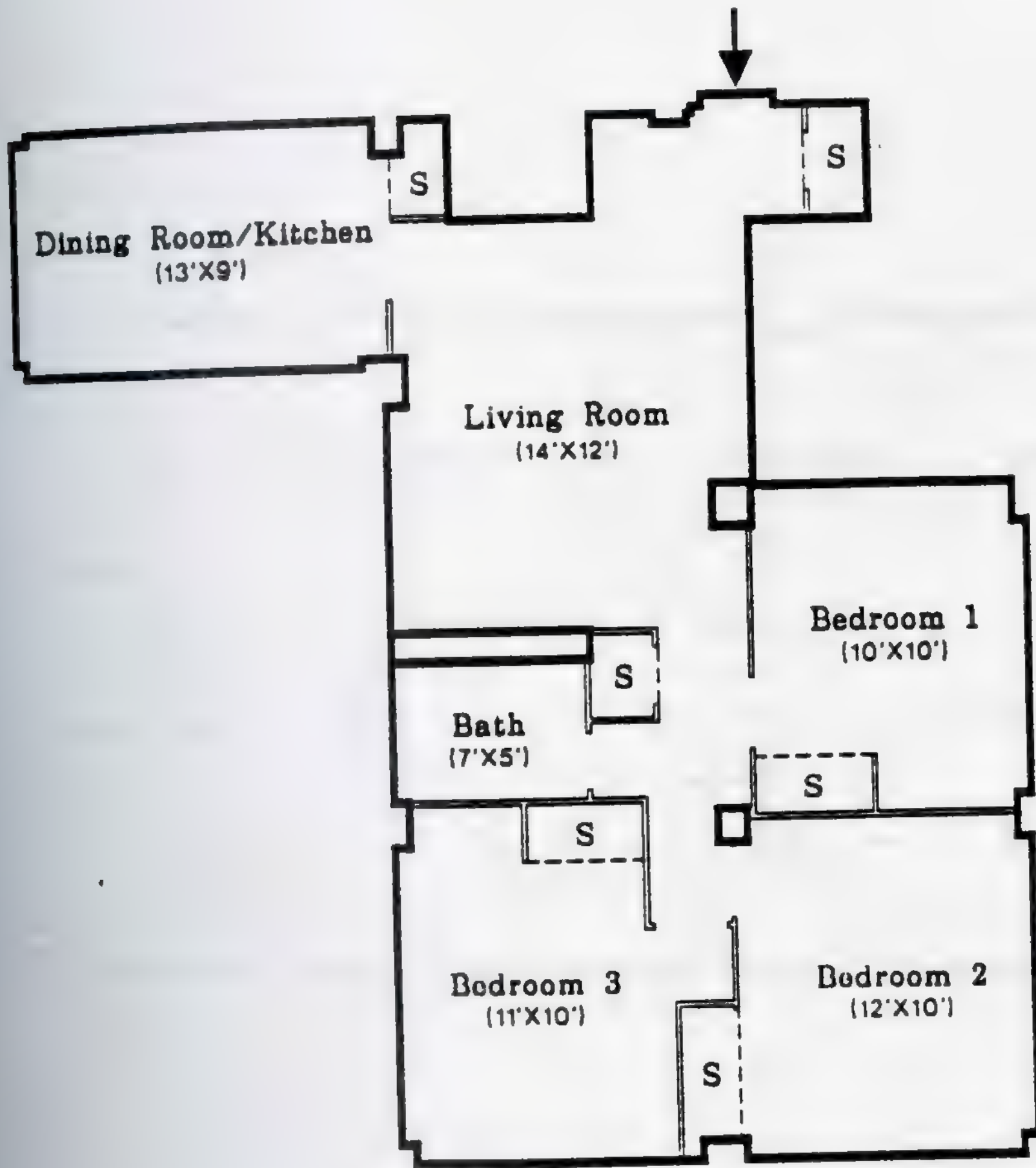
Living Room	Dining/Kitchen	Bedroom 1	Bedroom 2	Storage	Circulation	Bath
110 SF	90 SF	117 SF	106 SF	35 SF	50 SF	33 SF

2 Bedroom Unit
Total Area: 599 Sq. Ft.



Project Statistics

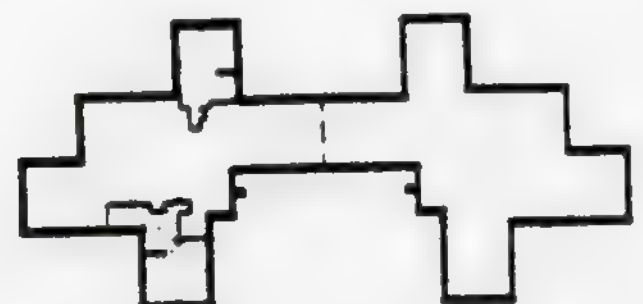
Family High Rise NJ2-12 William P Hayes Homes Floor Plans



Living Room	Dining/Kitchen	BR 1	BR 2	BR 3	Storage	Circulation	Bath
173 SF	113 SF	97 SF	120 SF	111 SF	49 SF	65 SF	33 SF

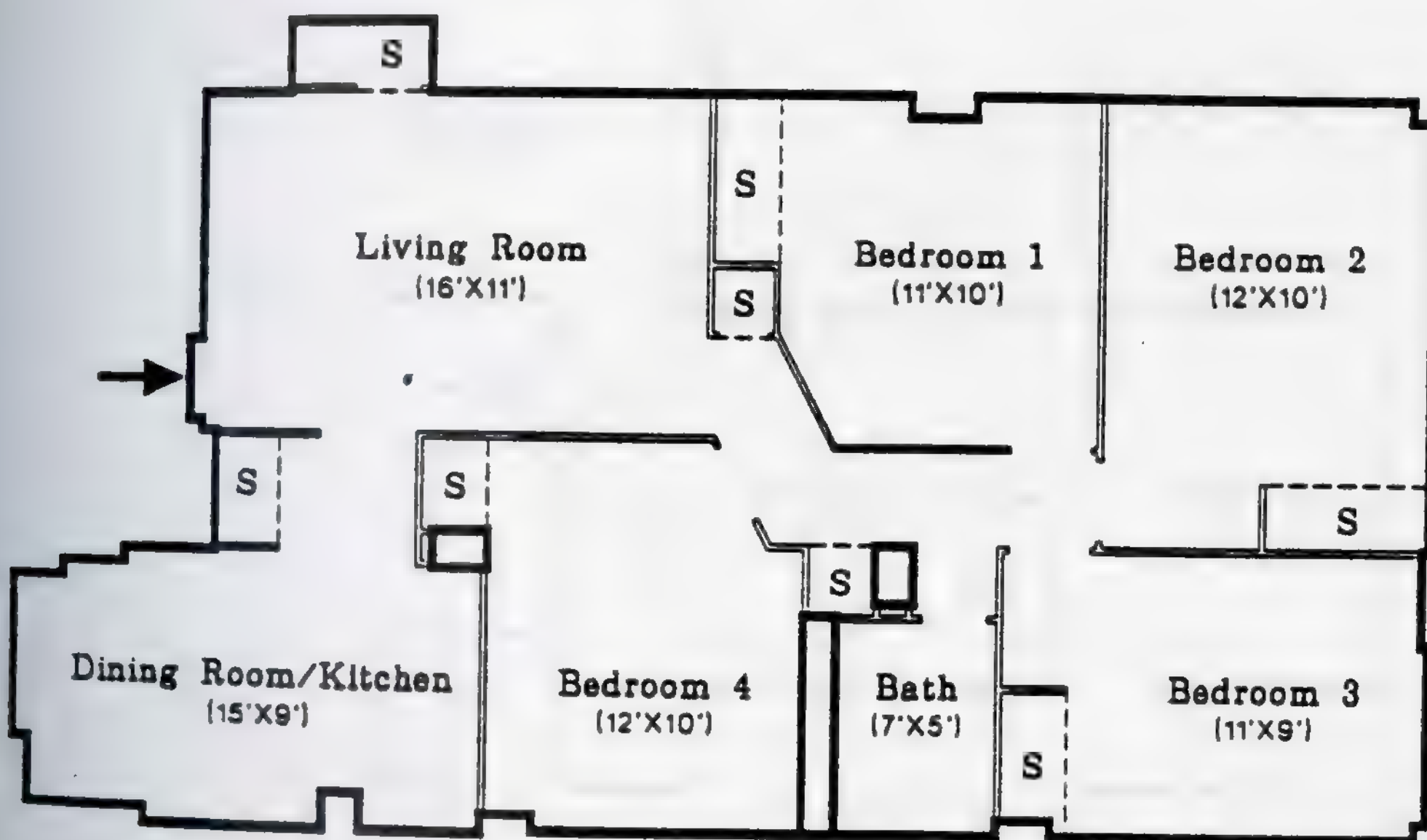
3 Bedroom Unit

Total Area: 773 Sq. Ft.



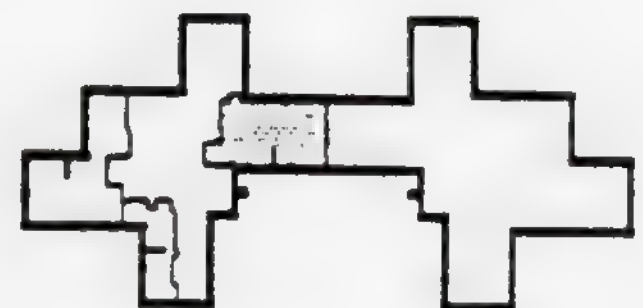
Project Statistics

Family High Rise NJ2-12 William P Hayes Homes Floor Plans



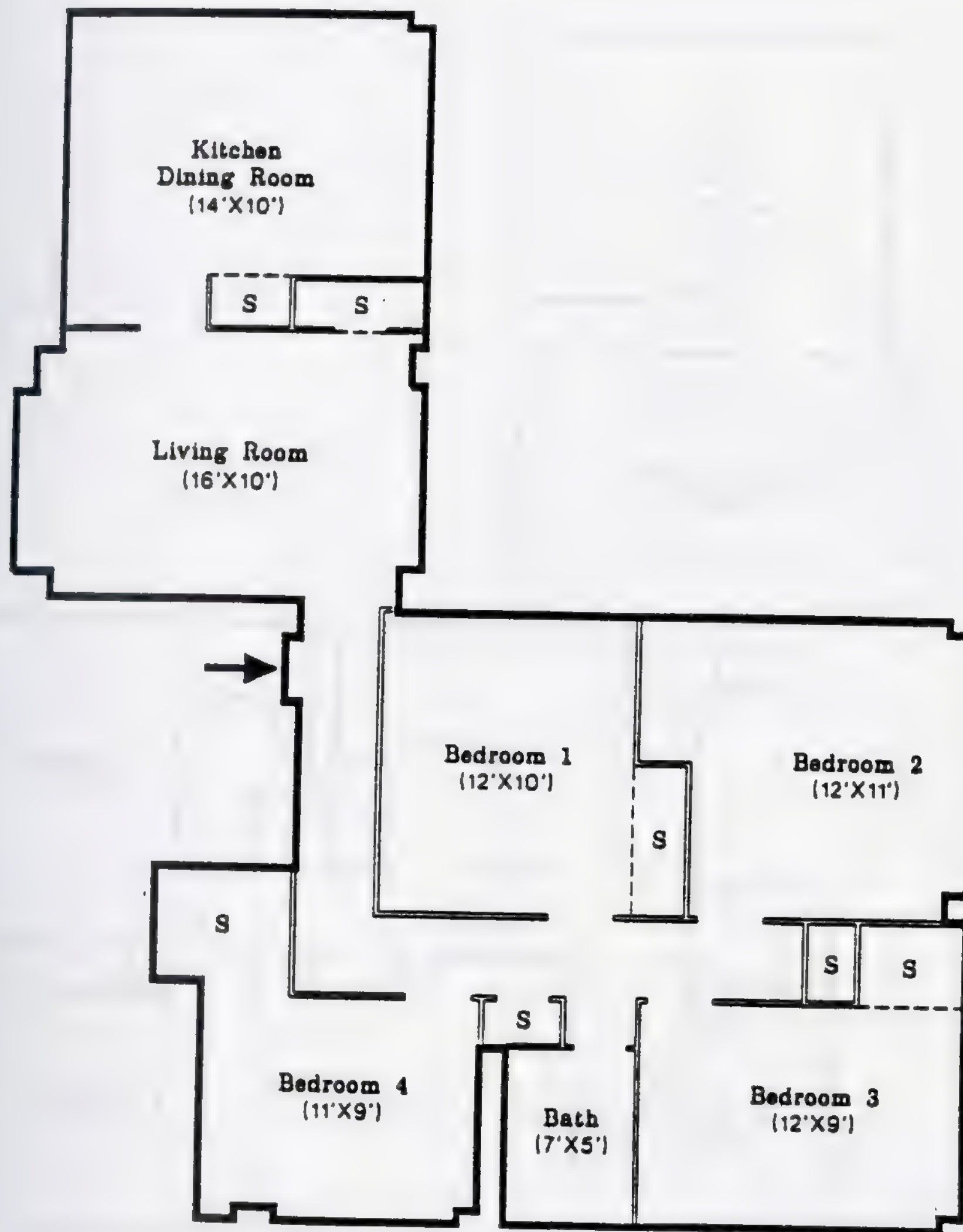
Living Room	Dining/Kitchen	BR 1	BR 2	BR 3	BR 4	Storage	Circulation	Bath
164 SF	137 SF	101 SF	128 SF	105 SF	111 SF	58 SF	47 SF	33 SF

4 Bedroom Unit
Total Area: 902 Sq. Ft.



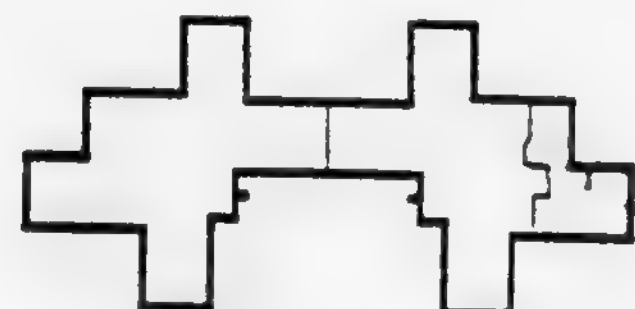
Project Statistics

Family High Rise NJ2-12 William P Hayes Homes Floor Plans



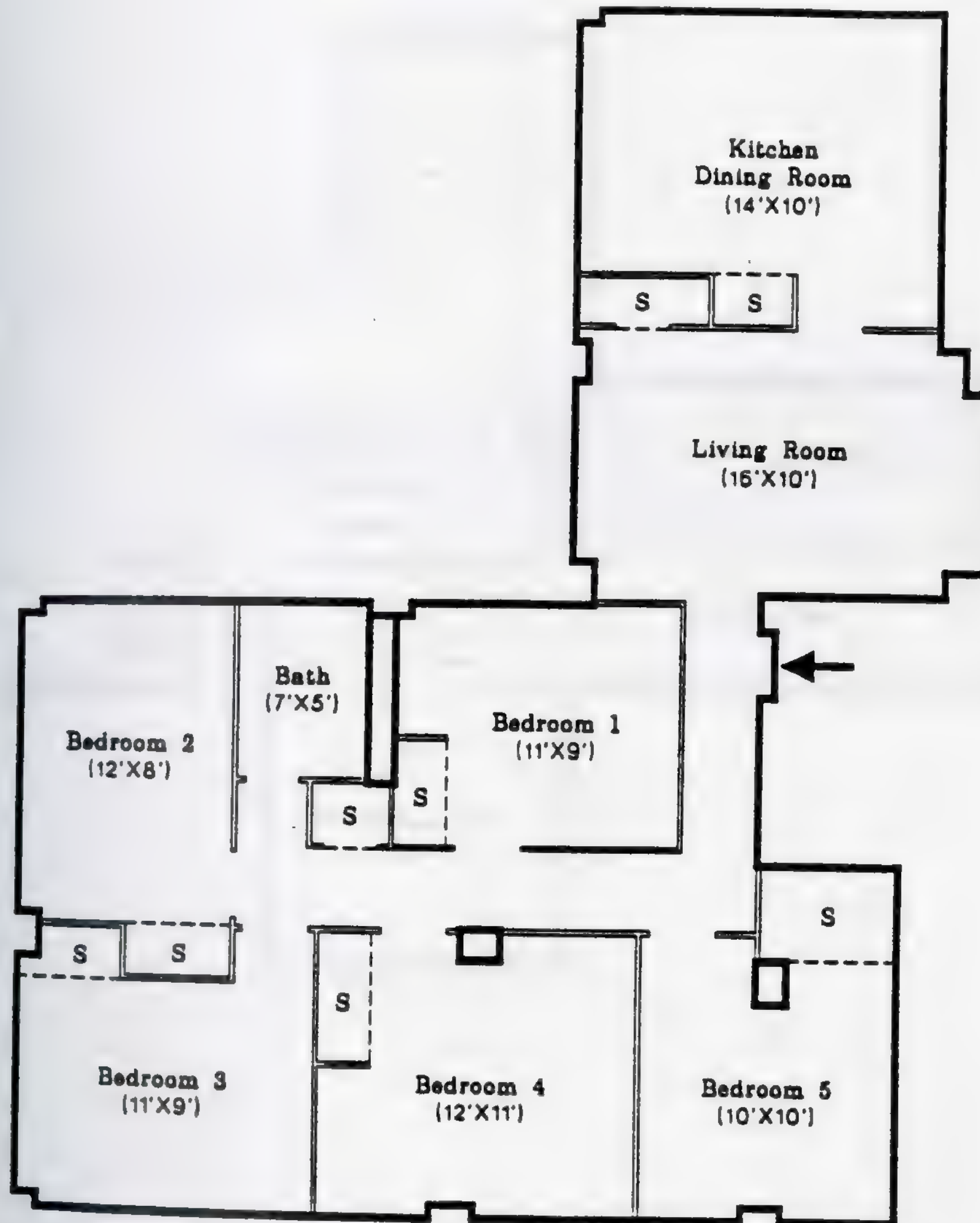
Living Room	Dining/Kitchen	BR 1	BR 2	BR 3	BR 4	Storage	Circulation	Bath
153 SF	151 SF	111 SF	131 SF	105 SF	89 SF	74 SF	101 SF	33 SF

4 Bedroom Unit
Total Area: 967 Sq. Ft.



Project Statistics

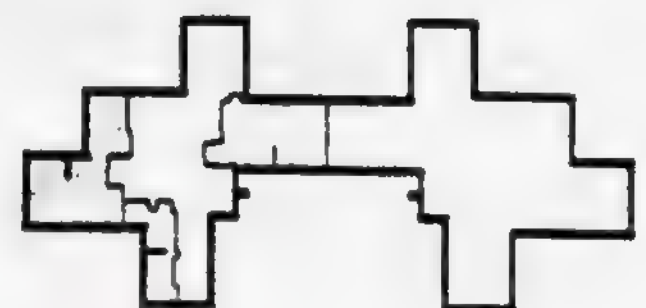
Family High Rise NJ2-12 William P Hayes Homes Floor Plans



Living Room	Dining/Kitchen	BR 1	BR 2	BR 3	BR 4	BR 5	Storage	Circulation	Bath
153 SF	152 SF	91 SF	101 SF	107 SF	118 SF	98 SF	74 SF	94 SF	33 SF

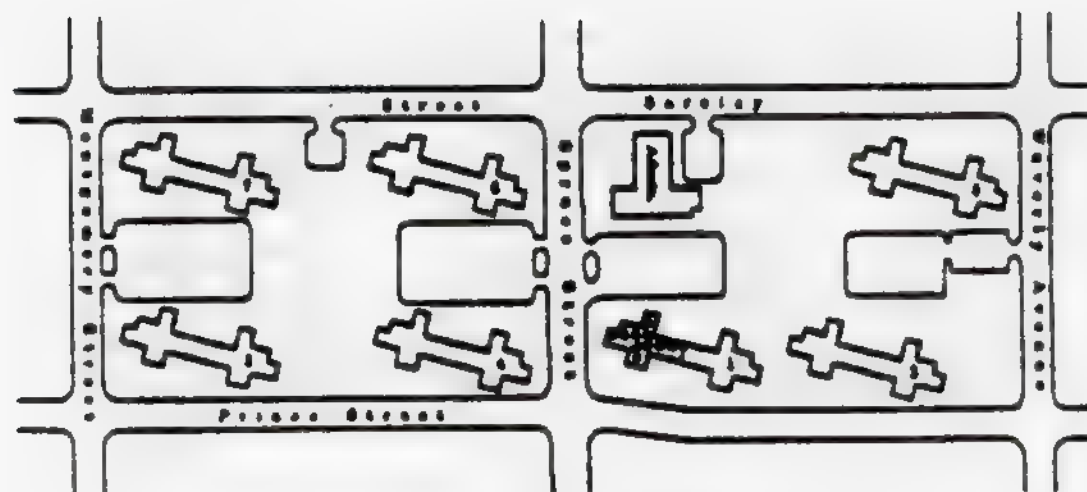
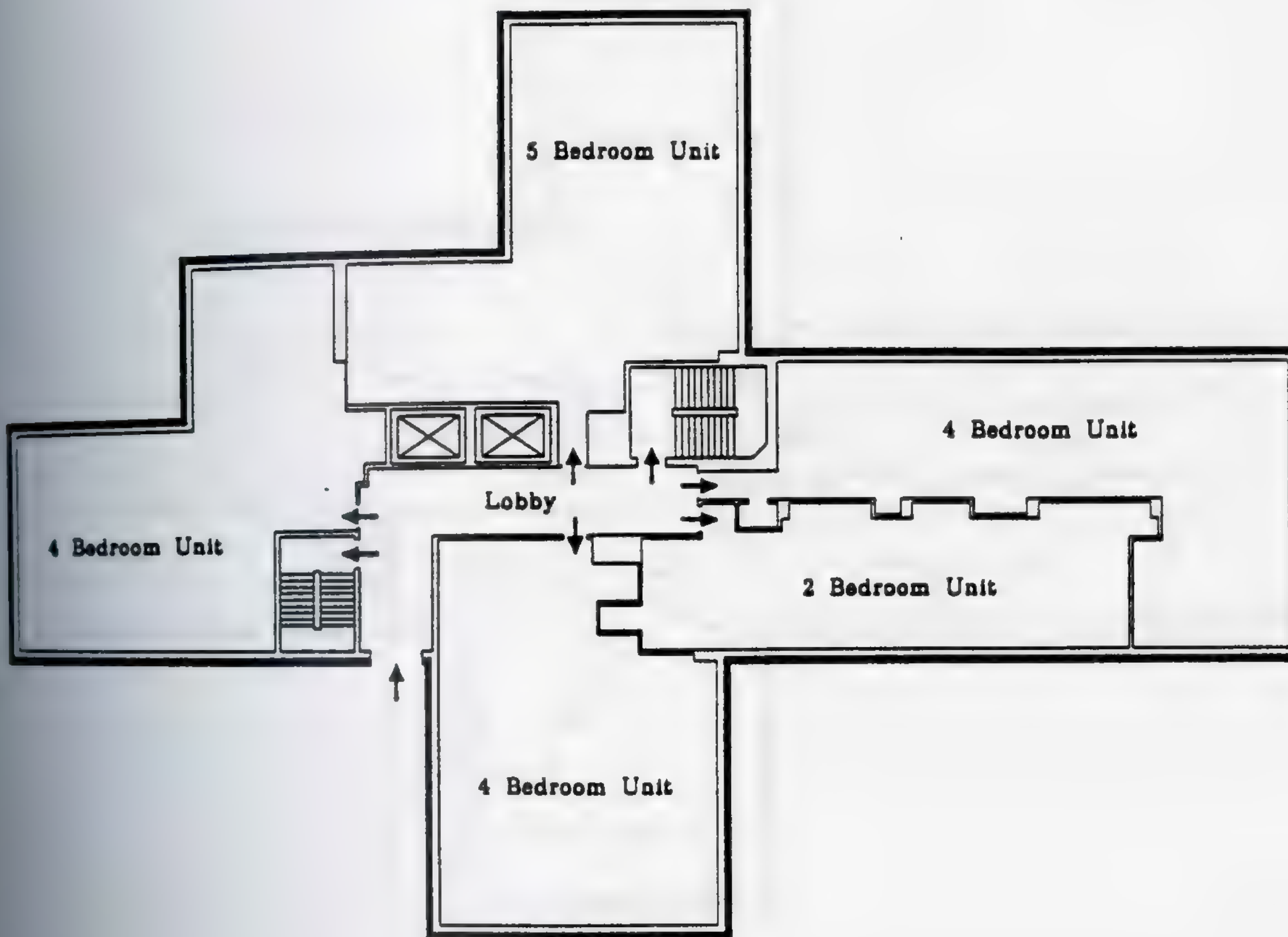
5 Bedroom Unit

Total Area: 1041 Sq. Ft.



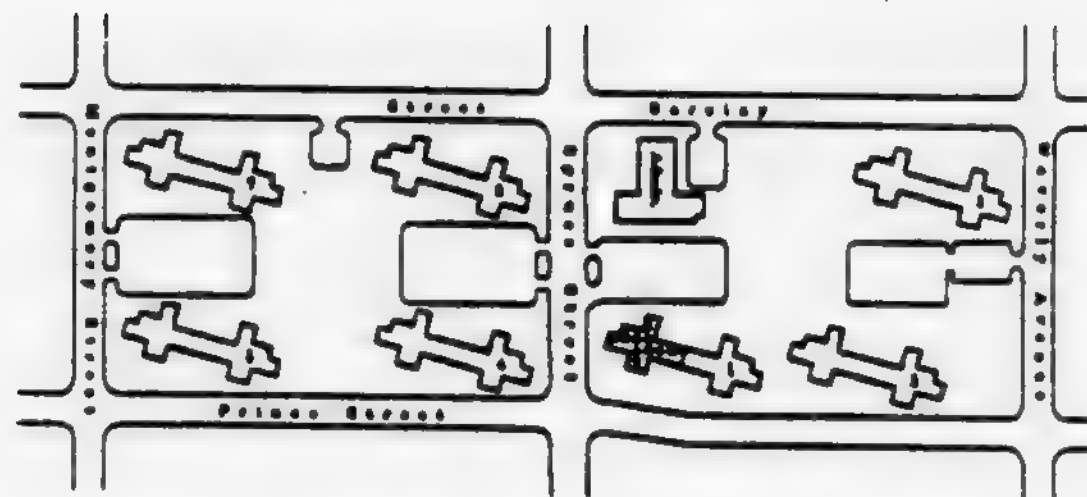
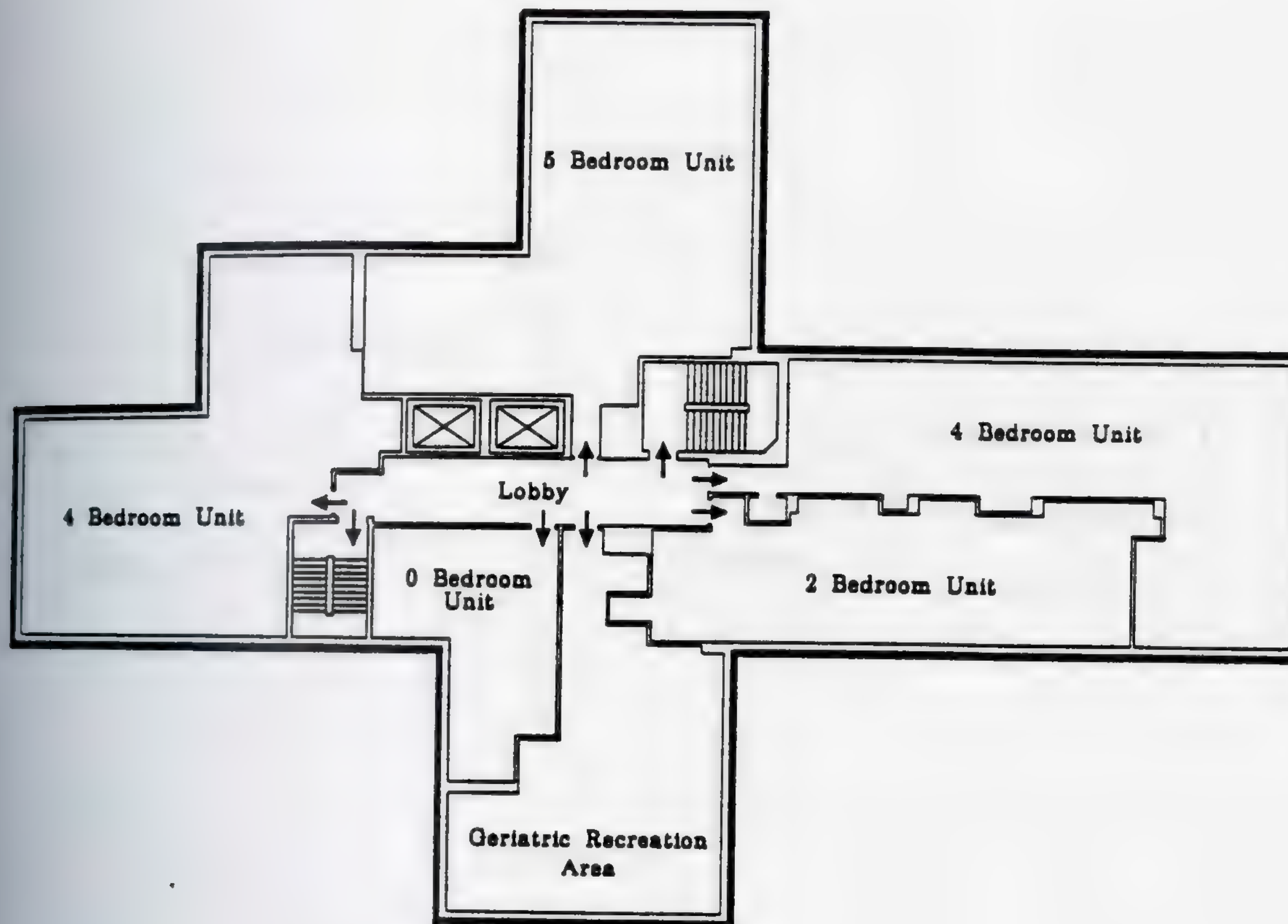
Project Statistics

Family High Rise NJ2-15 Stella W Wright Homes Floor Plans



Key Plan

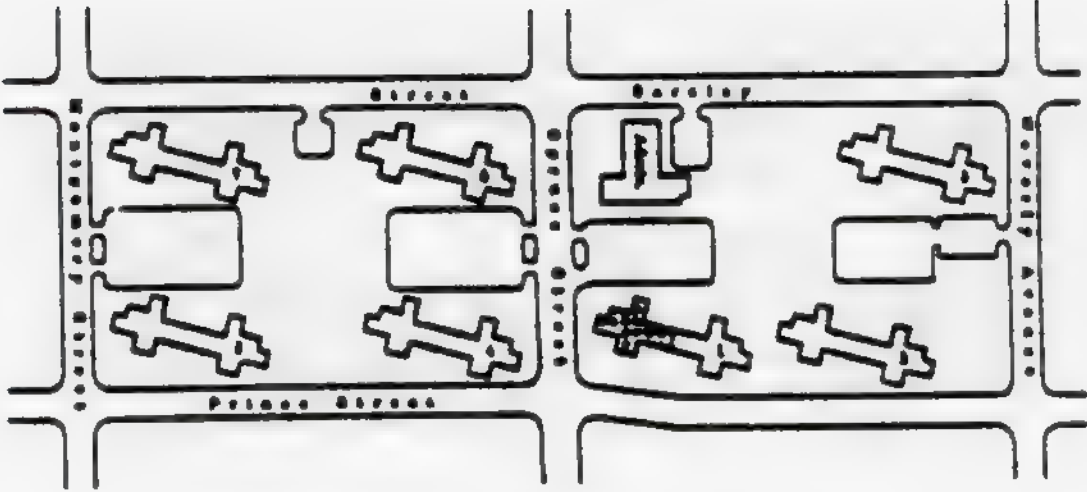
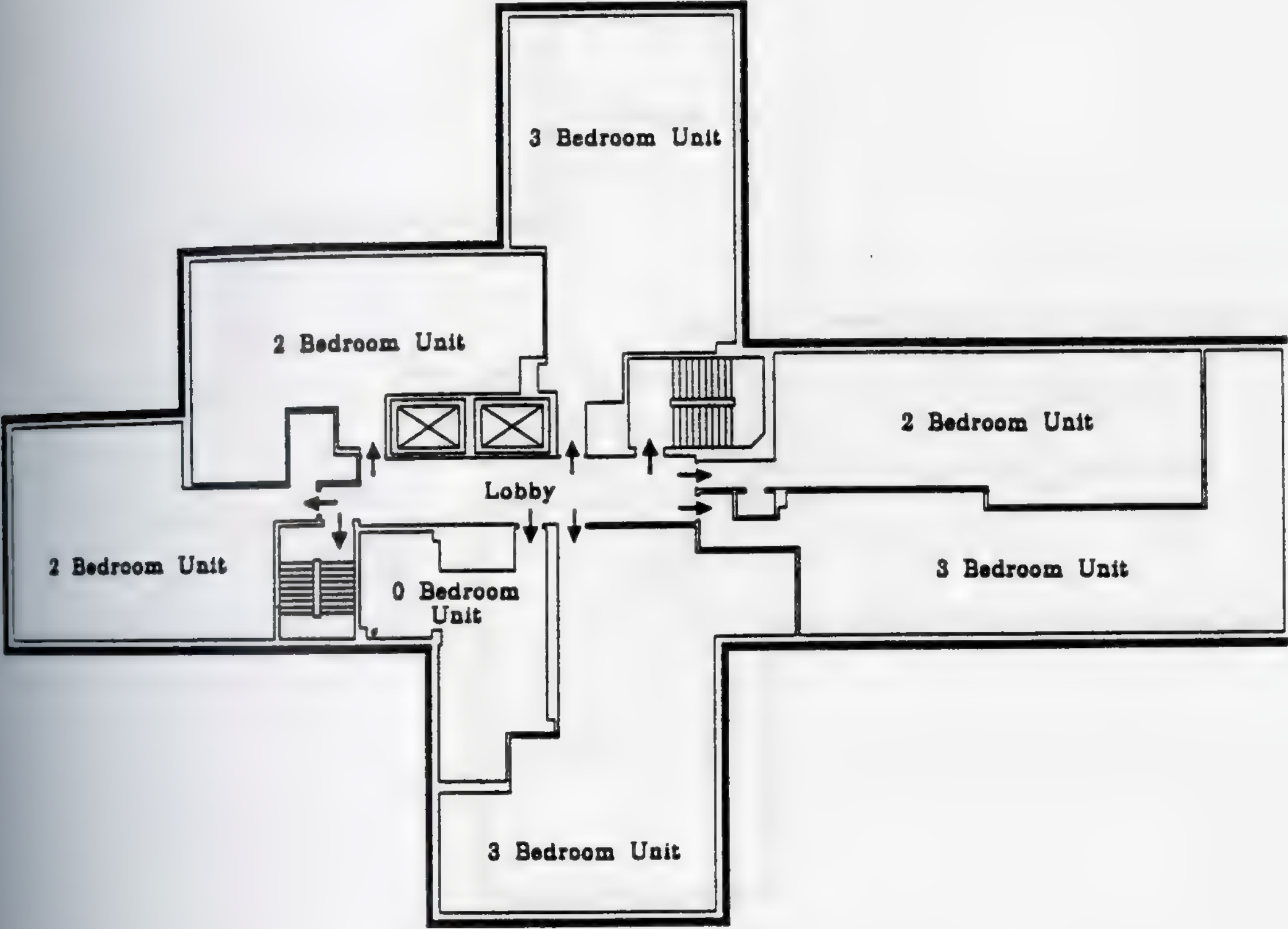
Stella Windsor Wright Homes
NJ2-15
Building 1 (N)
Lobby Plan



Key Plan

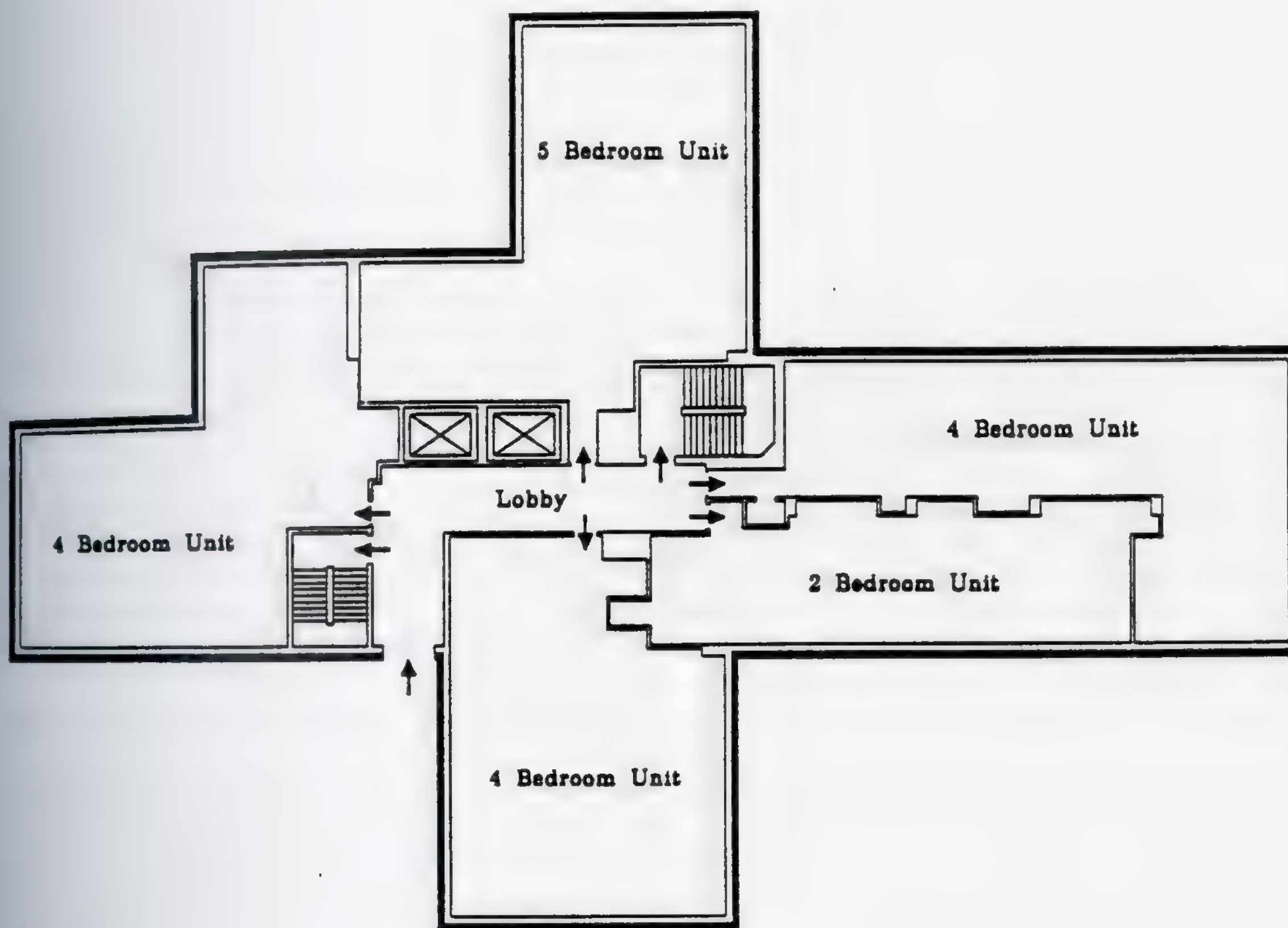
Stella Windsor Wright Homes
NJ2-15
Building 1 (N)

First Floor Plan

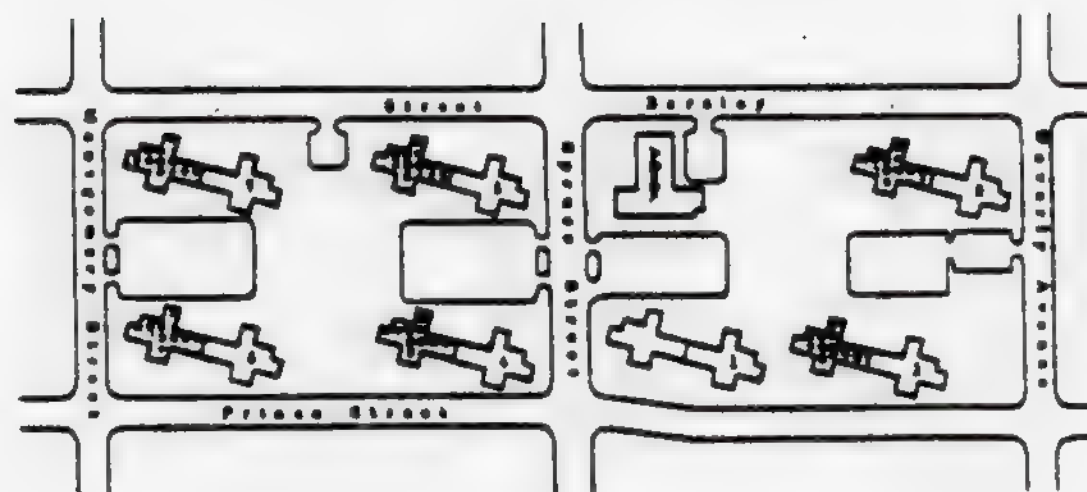


Stella Windsor Wright Homes
NJ2-15
Building 1 (N)
2nd to 12th Floor Plan

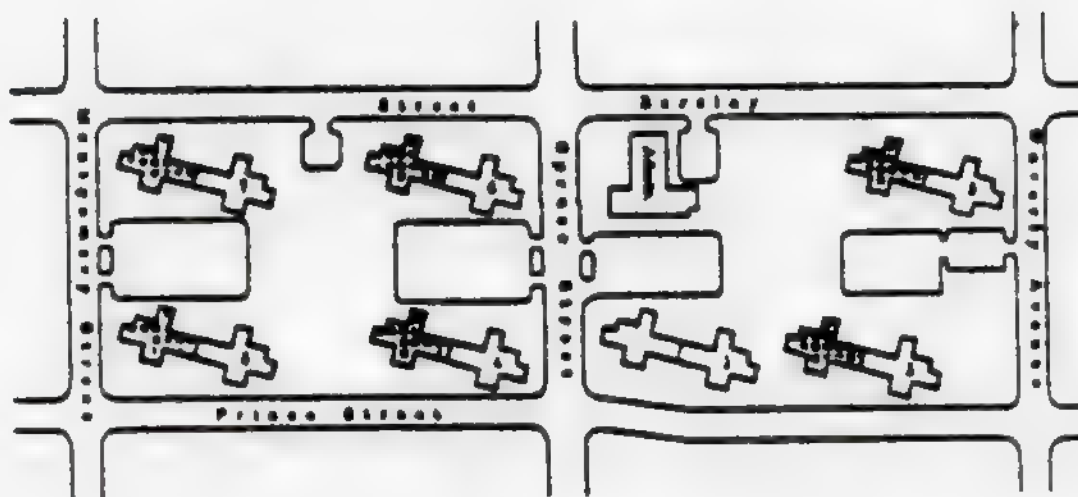
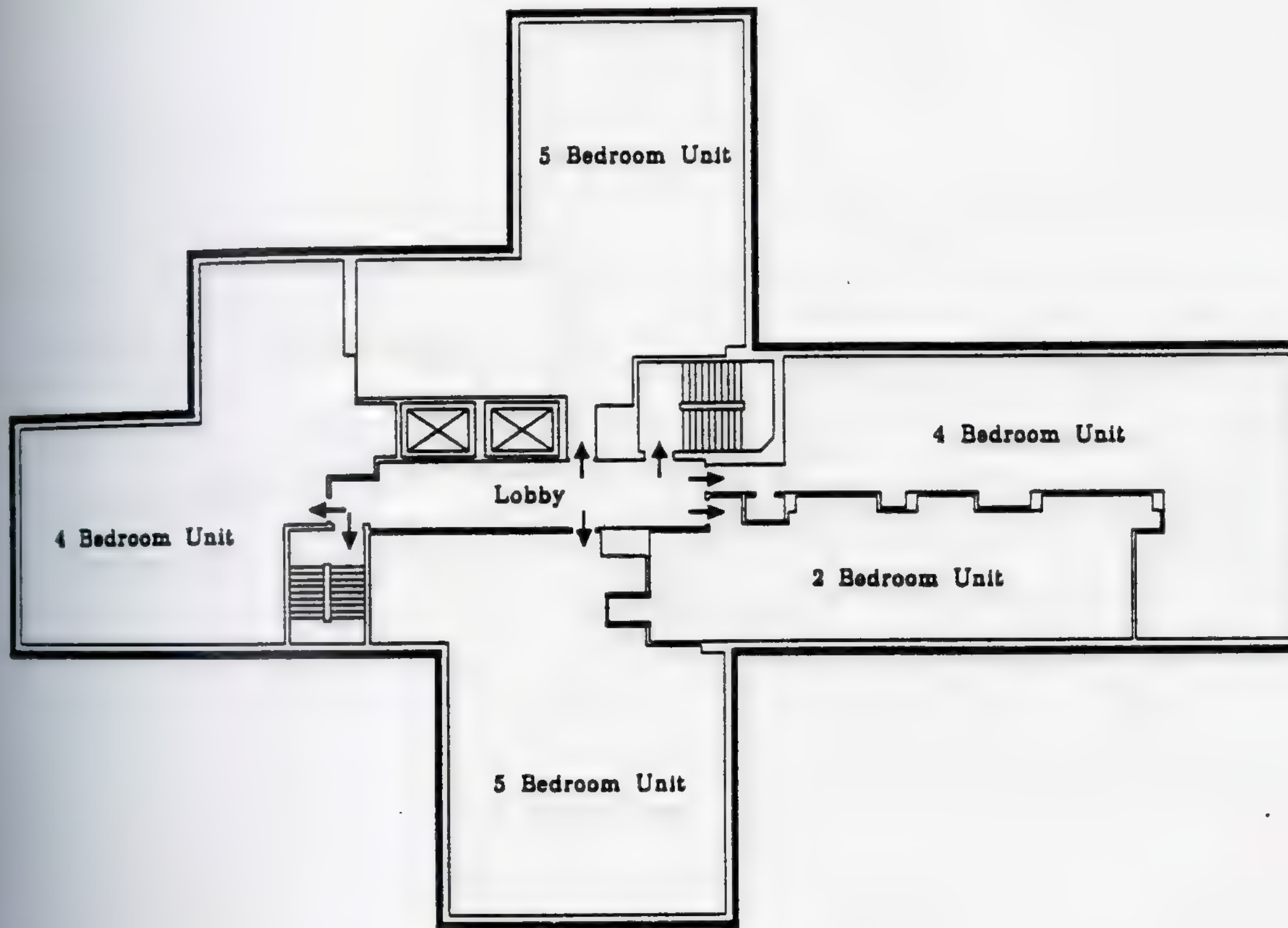
Key Plan



Stella Windsor Wright Homes
 NJ2-15
 Building 2 to 7 (N)
 Lobby Plan

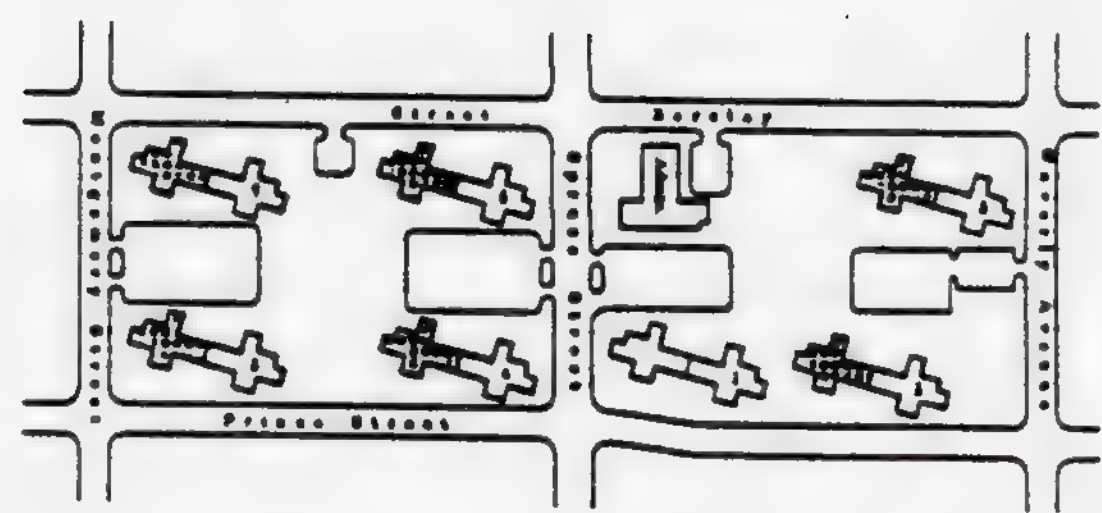
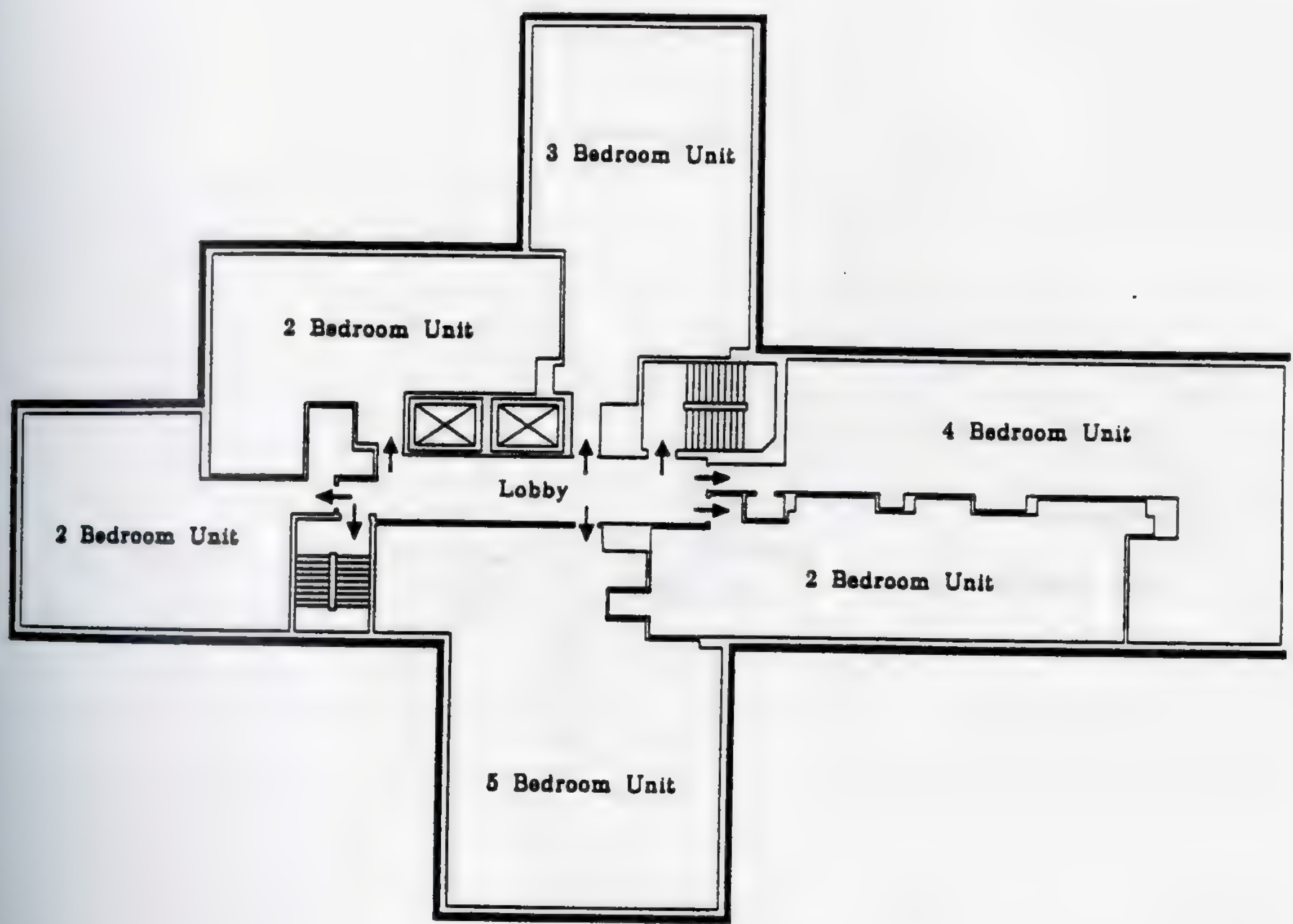


Key Plan



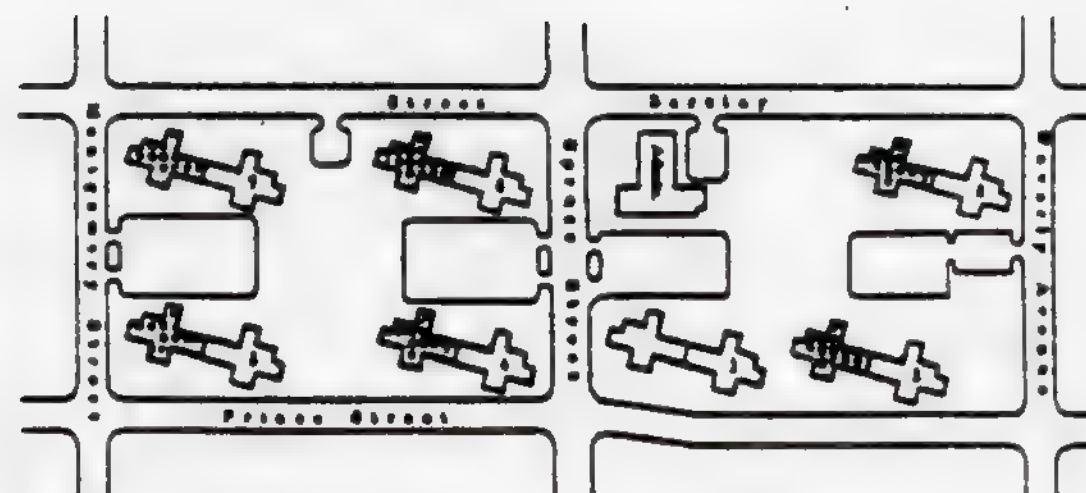
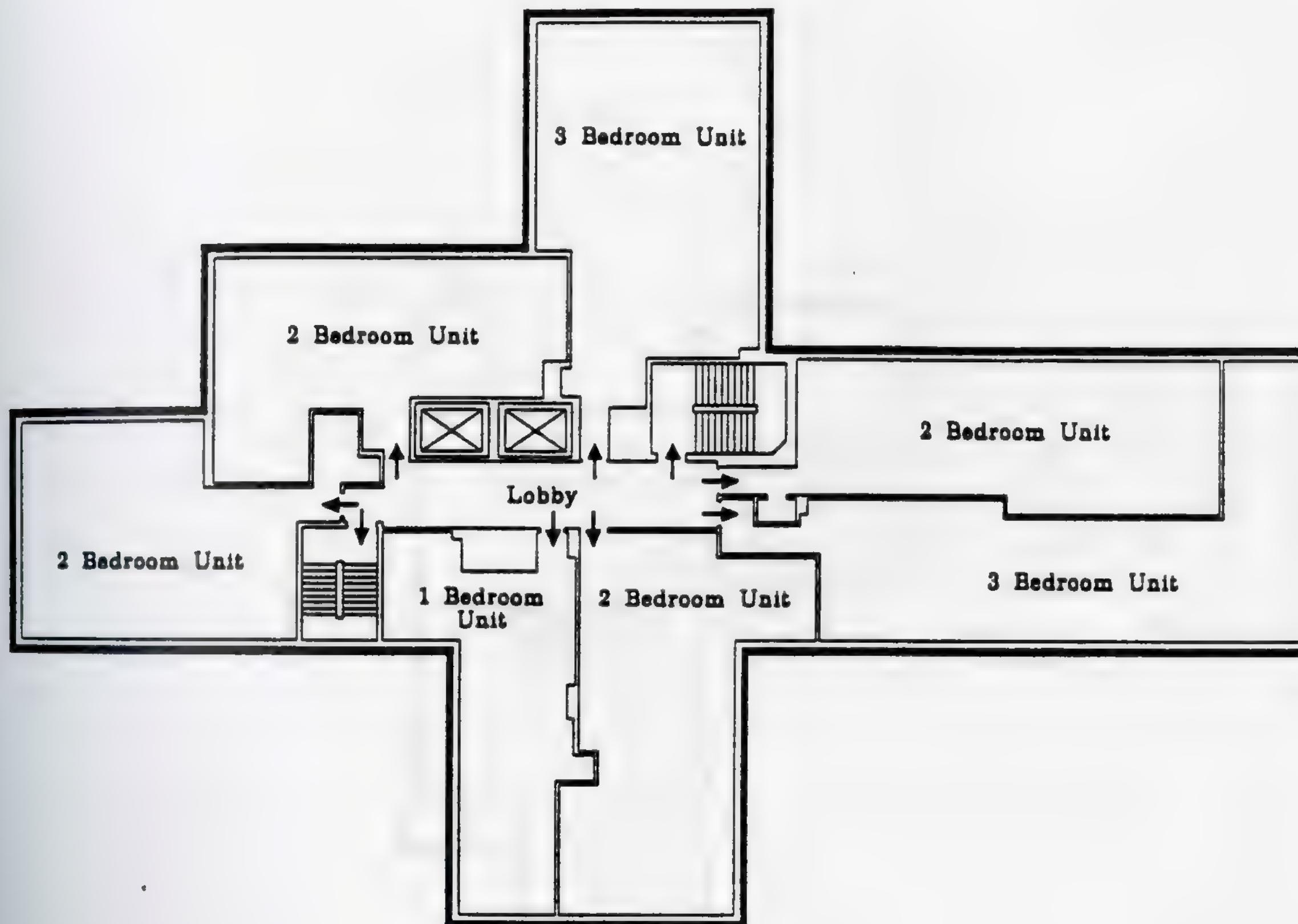
Key Plan

Stella Windsor Wright Homes
 NJ2-15
 Building 2 to 7 (N)
 First Floor Plan



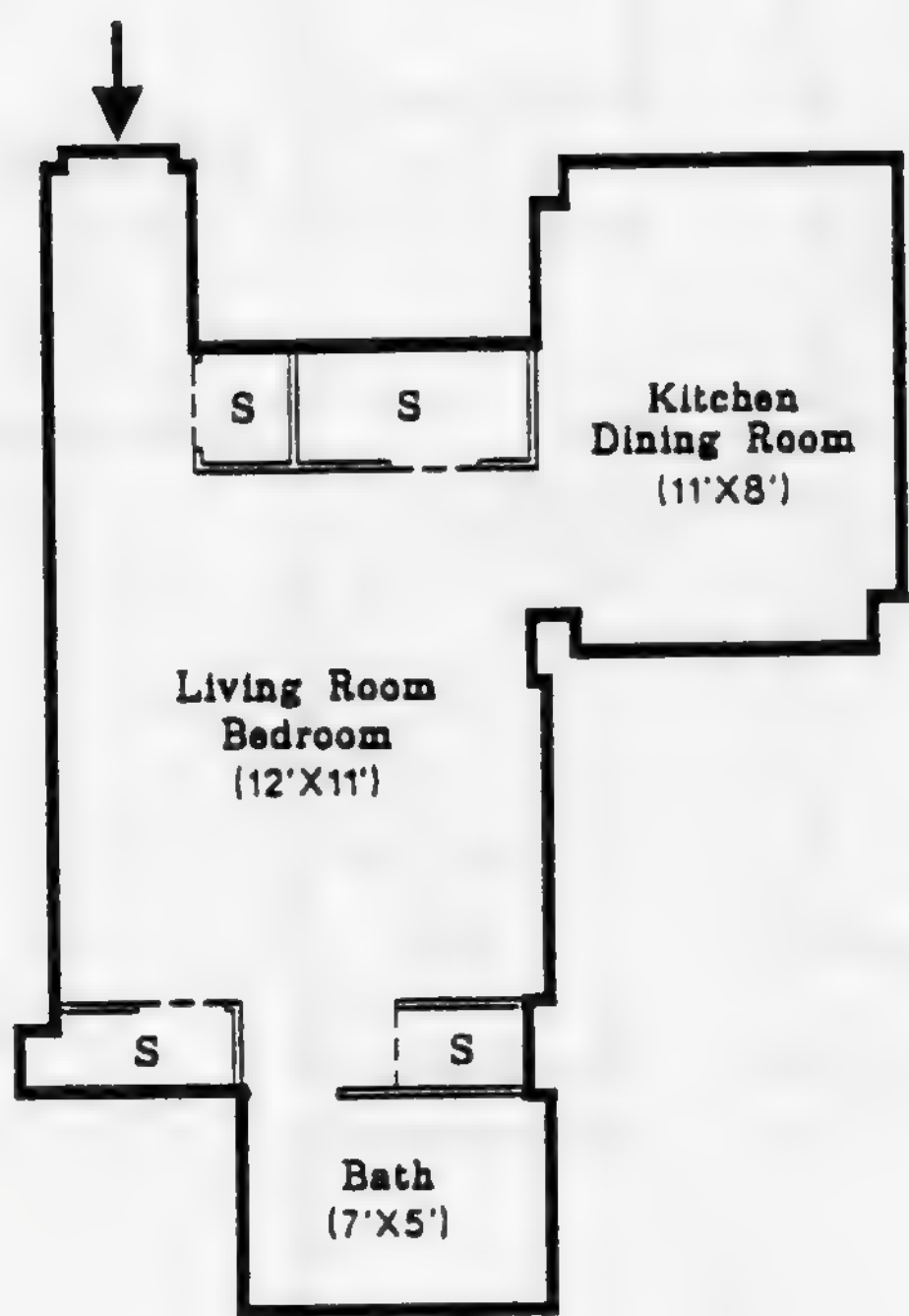
Stella Windsor Wright Homes
 NJ2-15
 Building 2 to 7 (N)
 Second Floor Plan

Key Plan



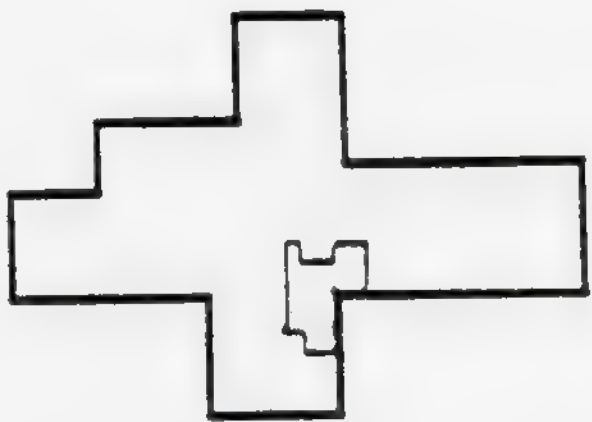
Key Plan

Stella Windsor Wright Homes
 NJ2-15
 Building 2 to 7 (N)
 3rd to 12th Floor Plan



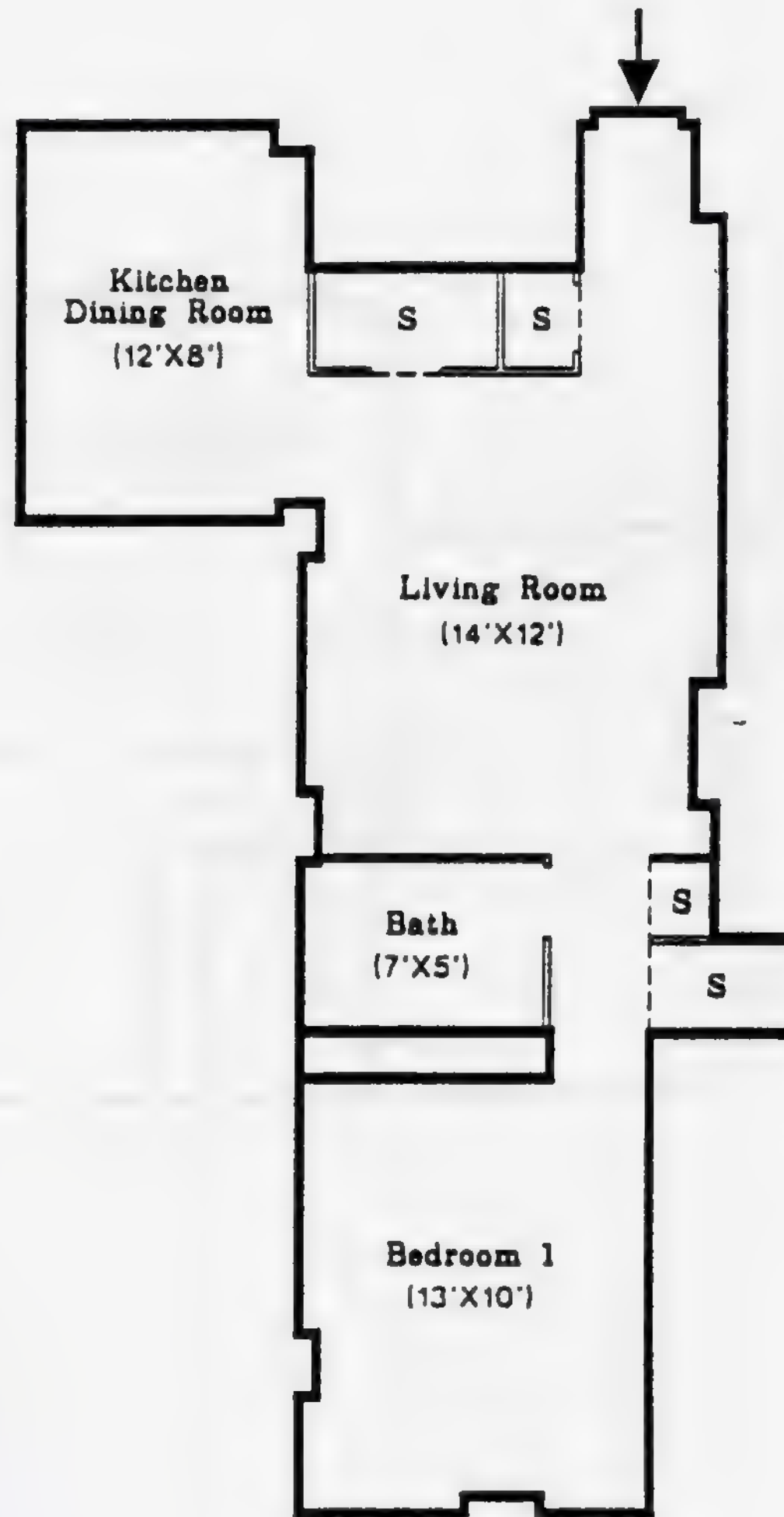
Living Room/Bedroom	Kitchen/Dining Room	Storage	Circulation	Bath
135 SF	89 SF	34 SF	24 SF	35 SF

0 Bedroom Unit
Total Area: 328 Sq. Ft.



Project Statistics

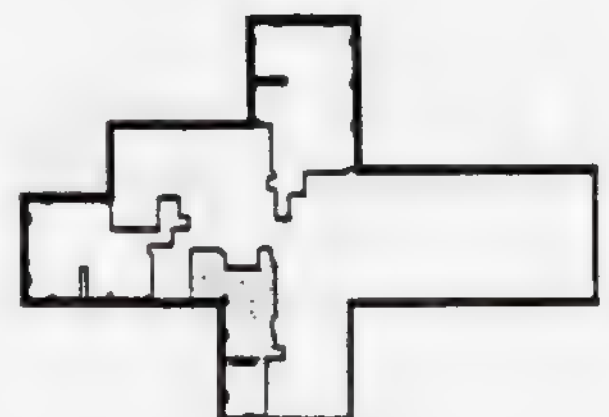
Family High Rise NJ2-15 Stella W Wright Homes Floor Plans

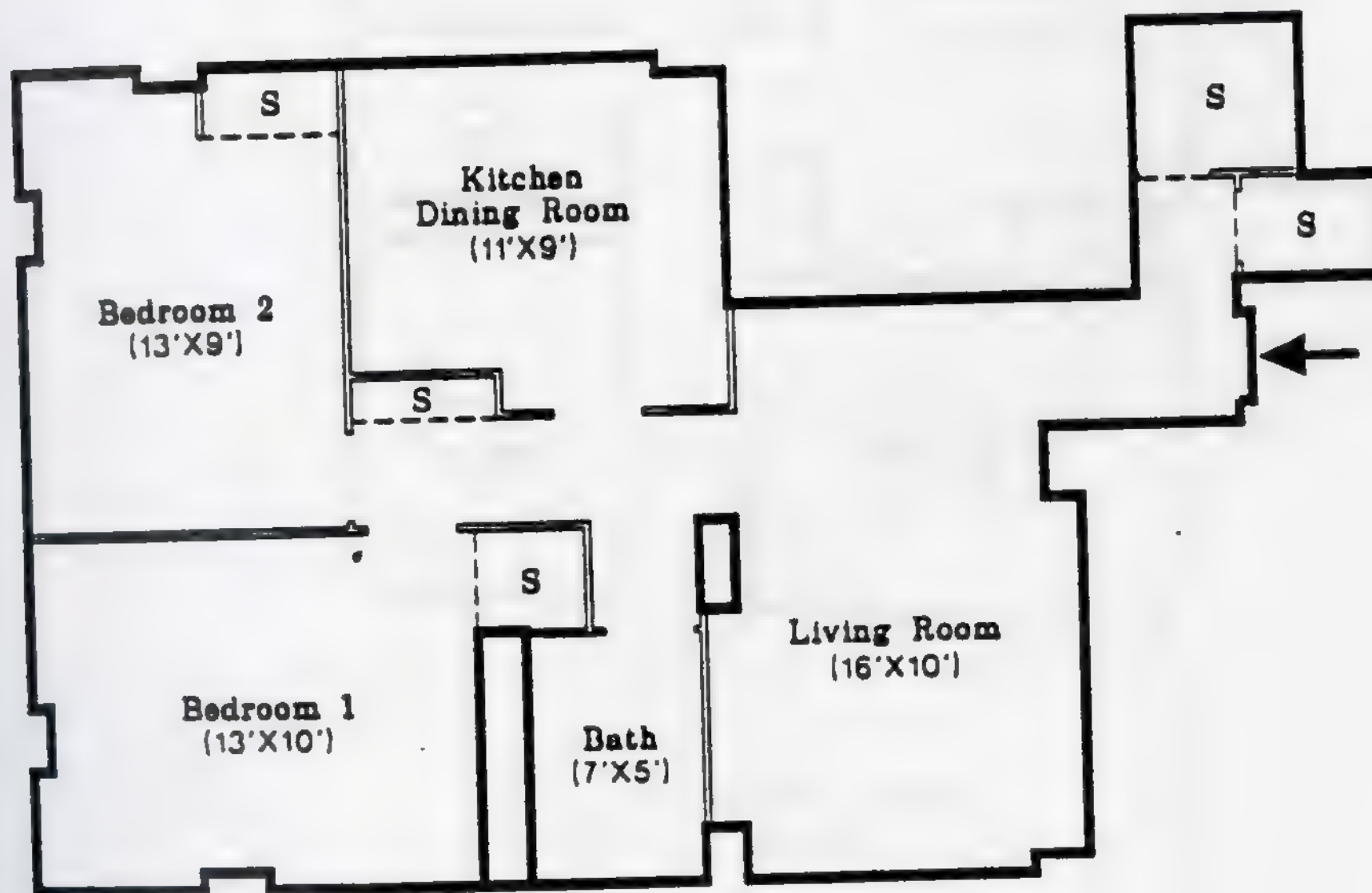


Living Room	Kitchen/Dining Room	BR 1	Storage	Circulation	Bath
160 SF	93 SF	136 SF	36 SF	33 SF	34 SF

1 Bedroom Unit

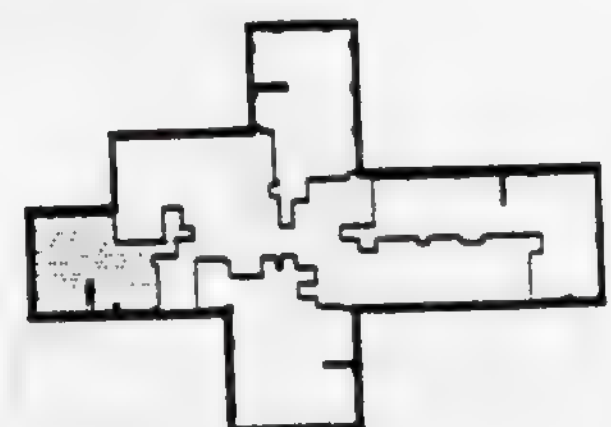
Total Area: 501 Sq. Ft.

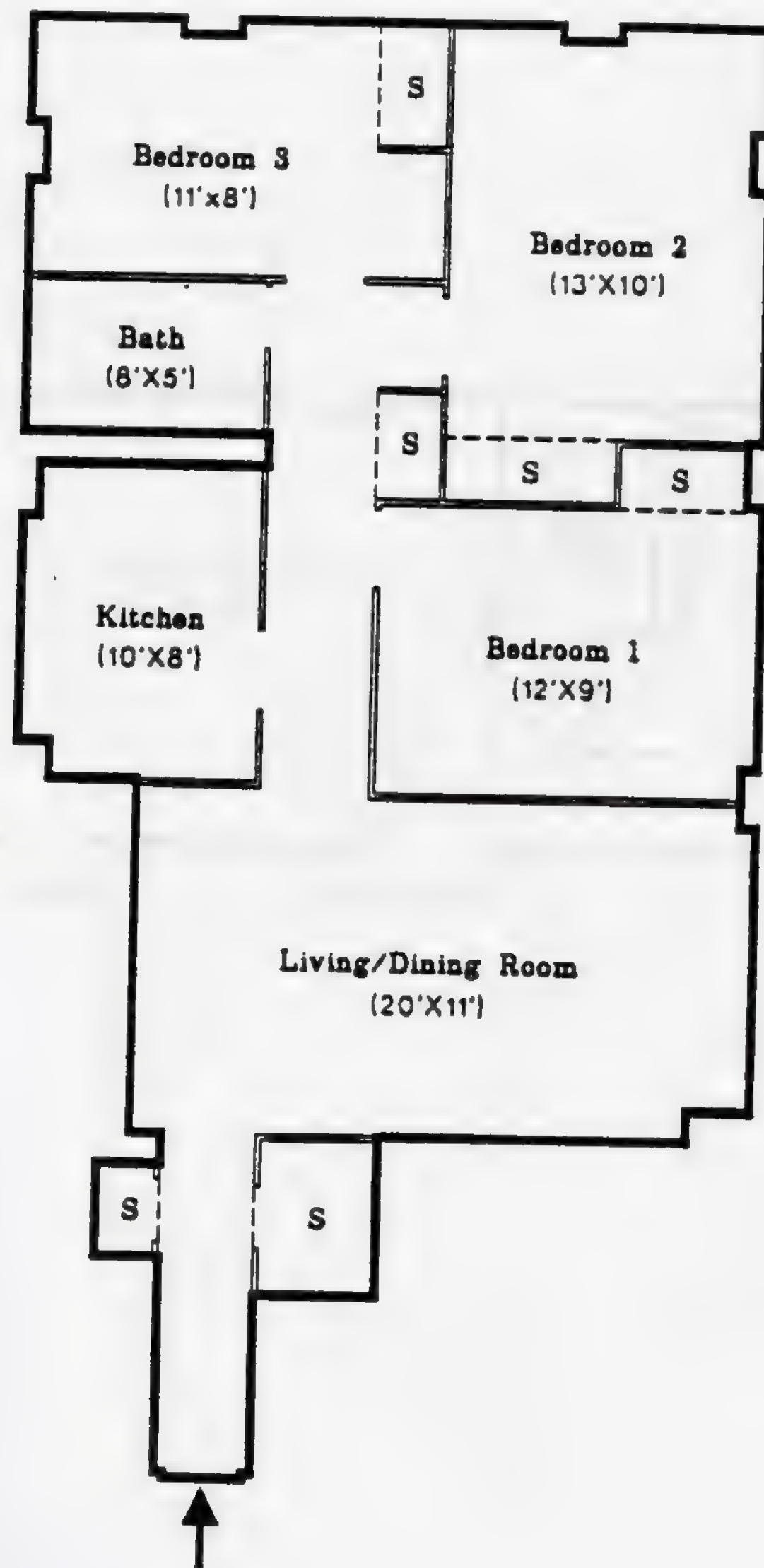




Living Room	Kitchen/Dining Room	BR 1	BR 2	Storage	Circulation	Bath
158 SF	99 SF	108 SF	116 SF	53 SF	67 SF	35 SF

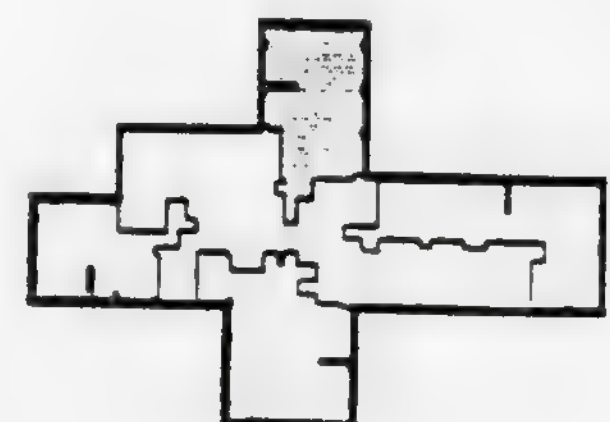
2 Bedroom Unit
Total Area: 653 Sq. Ft.





Living/Dining Room	Kitchen	BR 1	BR 2	BR 3	Storage	Circulation	Bath
210 SF	75 SF	111 SF	131 SF	97 SF	59 SF	94 SF	37 SF

3 Bedroom Unit
Total Area: 826 Sq. Ft.



Project Statistics

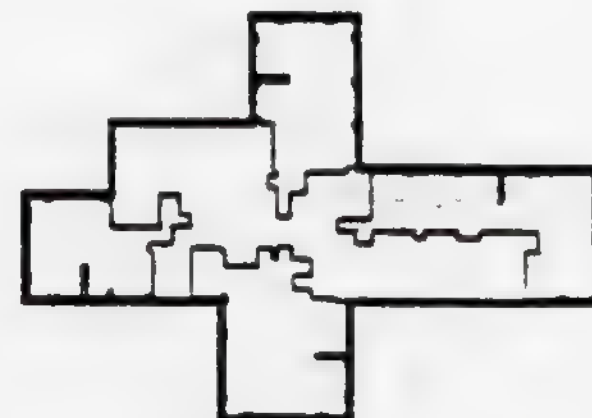
Family High Rise NJ2-15 Stella W Wright Homes Floor Plans

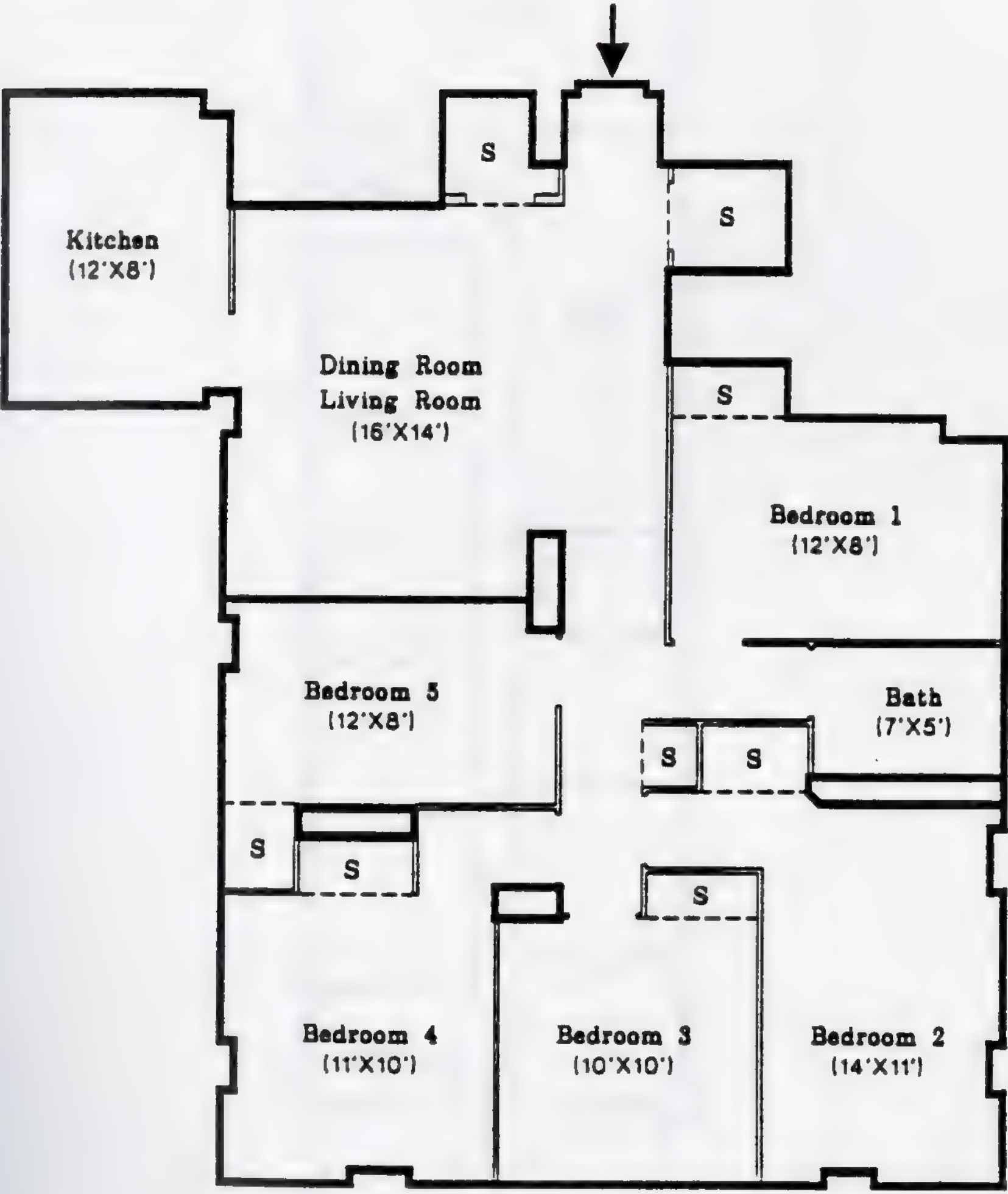


Living/Dining Room	Kitchen	BR 1	BR 2	BR 3	BR 4	Storage	Circulation	Bath
231 SF	95 SF	90 SF	143 SF	108 SF	96 SF	67 SF	139 SF	34 SF

4 Bedroom Unit

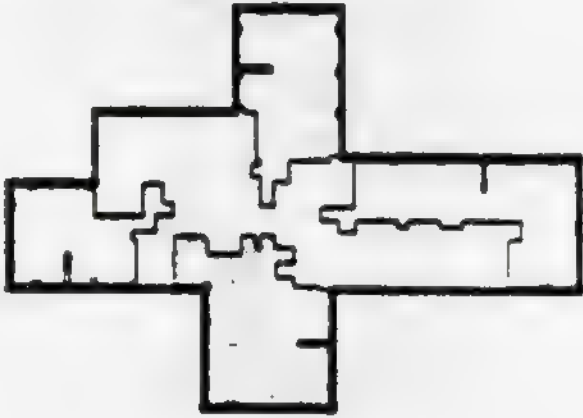
Total Area: 1017 Sq. Ft.





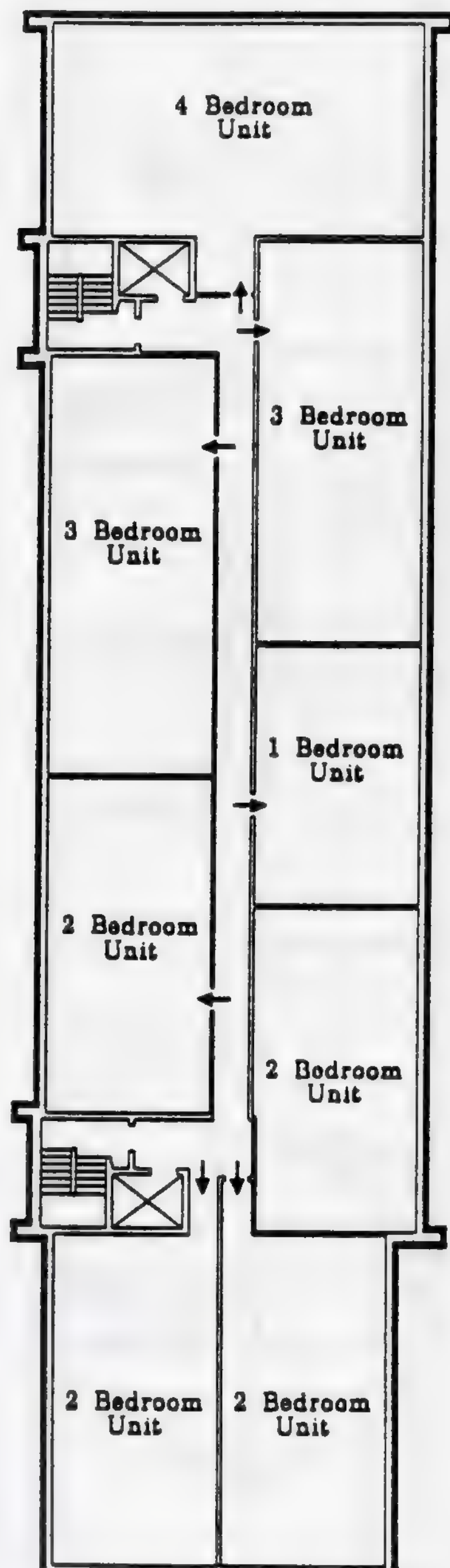
Living/Dining Room	Kitchen	BR 1	BR 2	BR 3	BR 4	BR 5	Storage	Circulation	Bath
227 SF	94 SF	99 SF	135 SF	93 SF	120 SF	90 SF	78 SF	69 SF	34 SF

5 Bedroom Unit
Total Area: 1057 Sq. Ft.



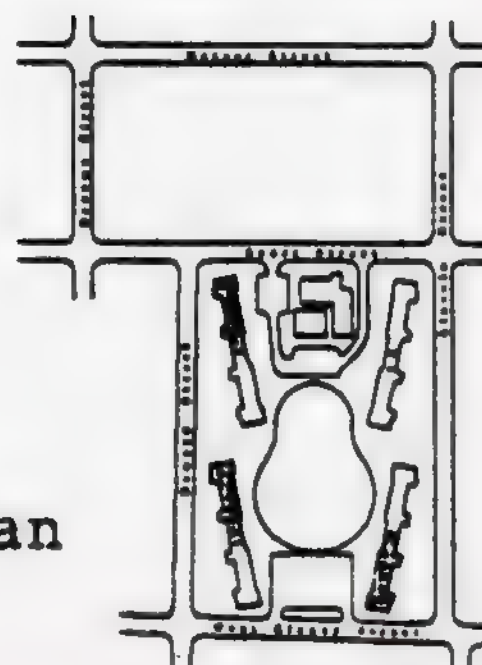
Project Statistics

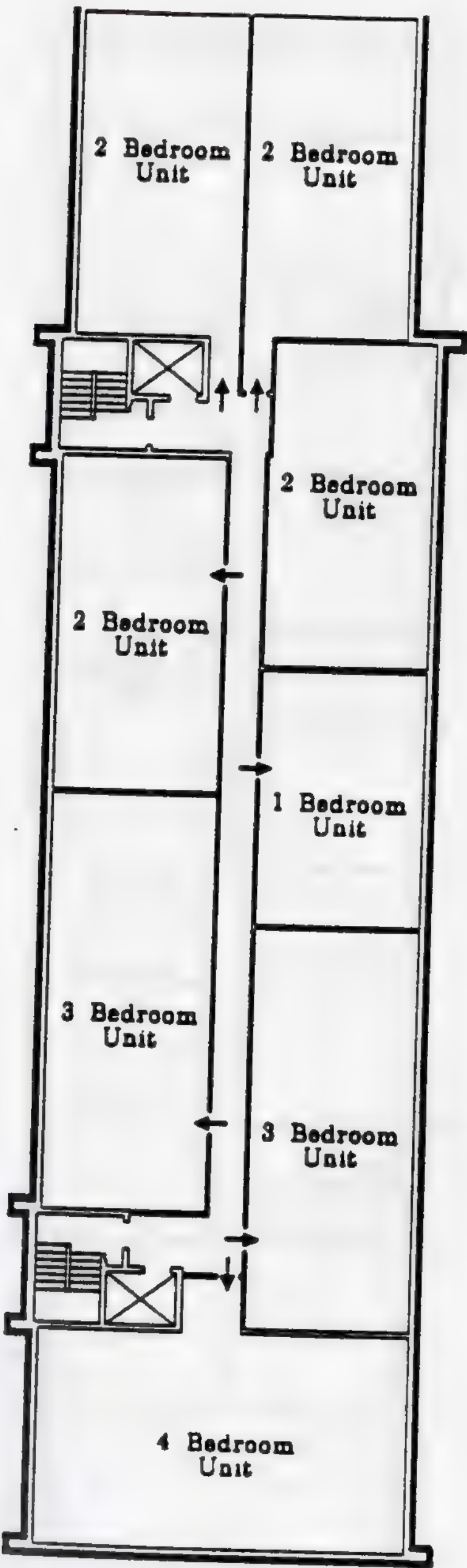
Family High Rise NJ2-19 Edward W Scudder Homes Floor Plans



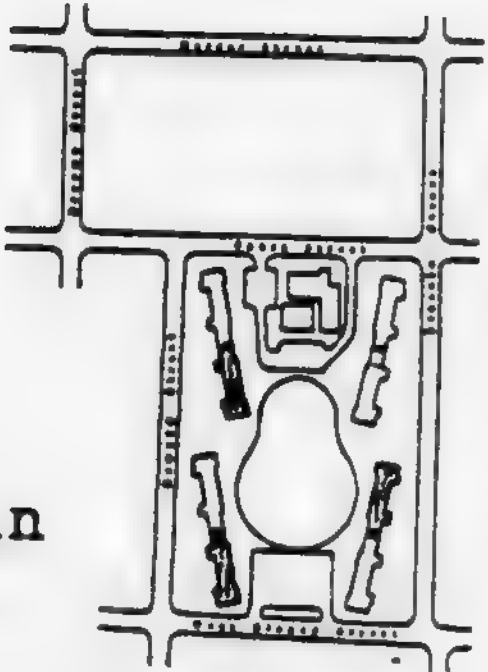
Edward W. Scudder Homes
 NJ2-19
 Building 5, 7 & 8
 Typical Floor Plan

Key Plan





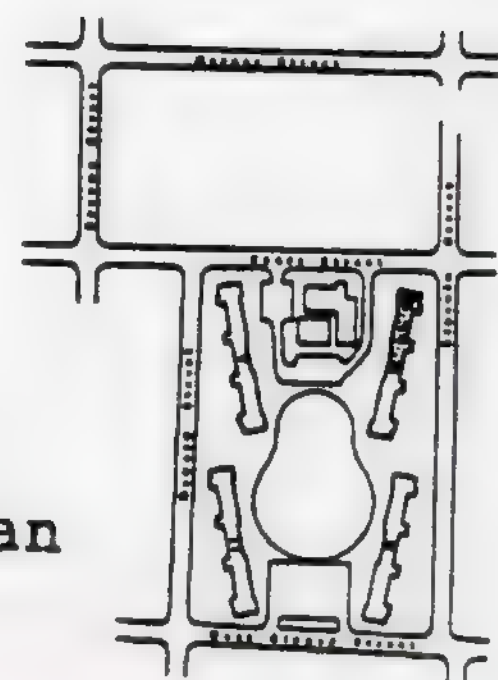
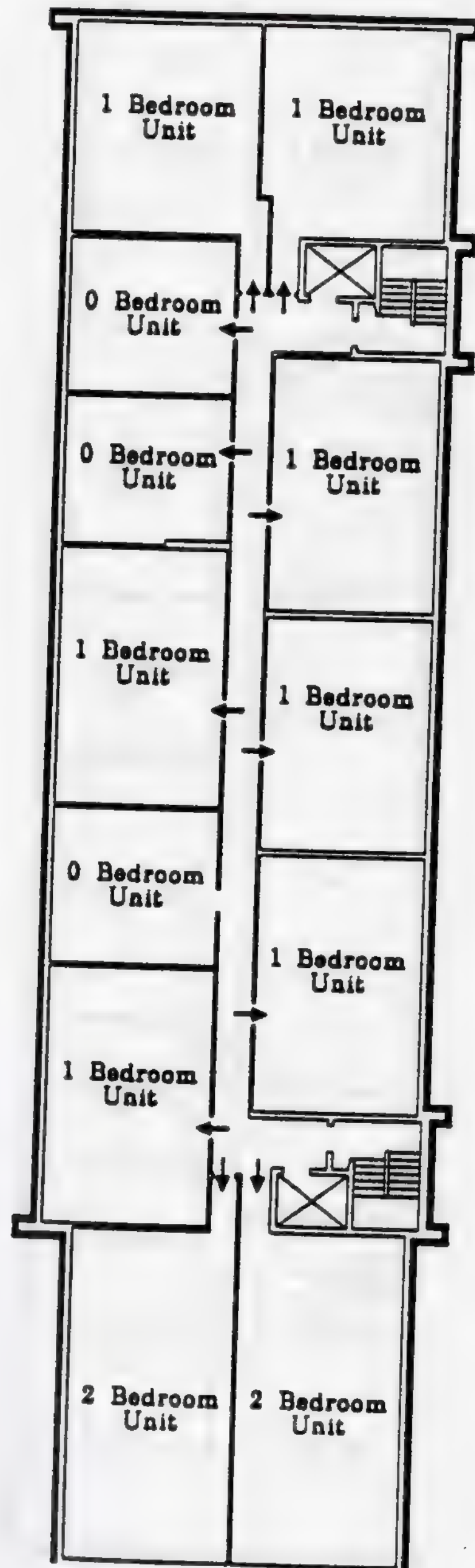
Edward W. Scudder Homes
NJ2-19
Building 5, 7 & 8
Typical Floor Plan



Key Plan

Project Statistics

Family High Rise NJ2-19 Edward W Scudder Homes Floor Plans



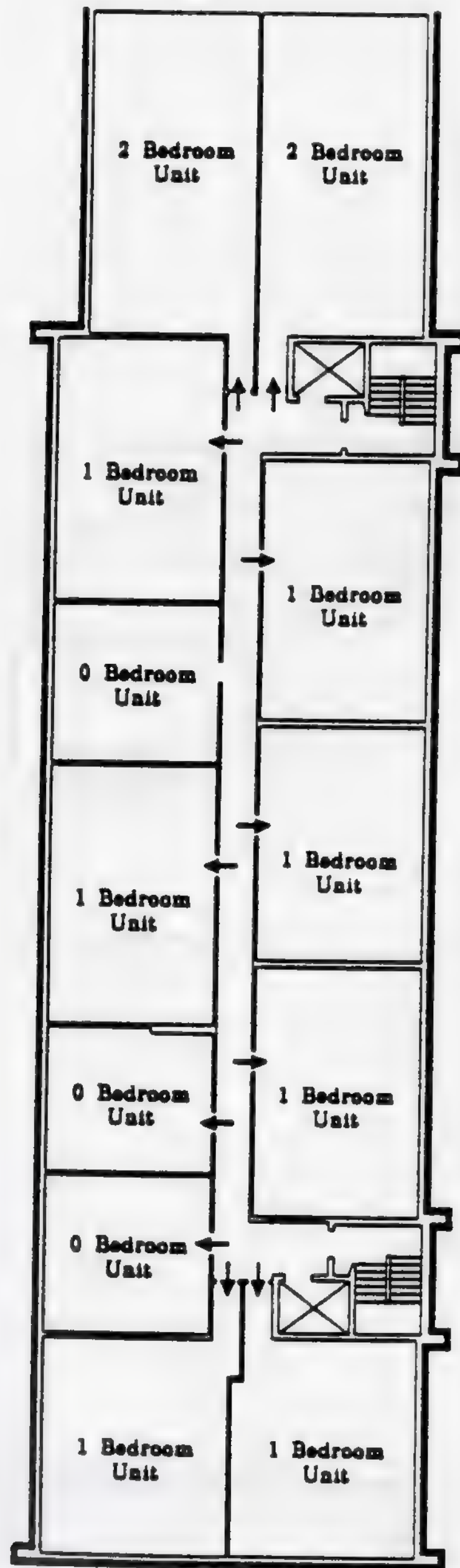
Key Plan

Edward W. Scudder Homes
NJ2-19E
Building 6

Typical Floor Plan

Project Statistics

Family High Rise NJ2-19 Edward W Scudder Homes Floor Plans



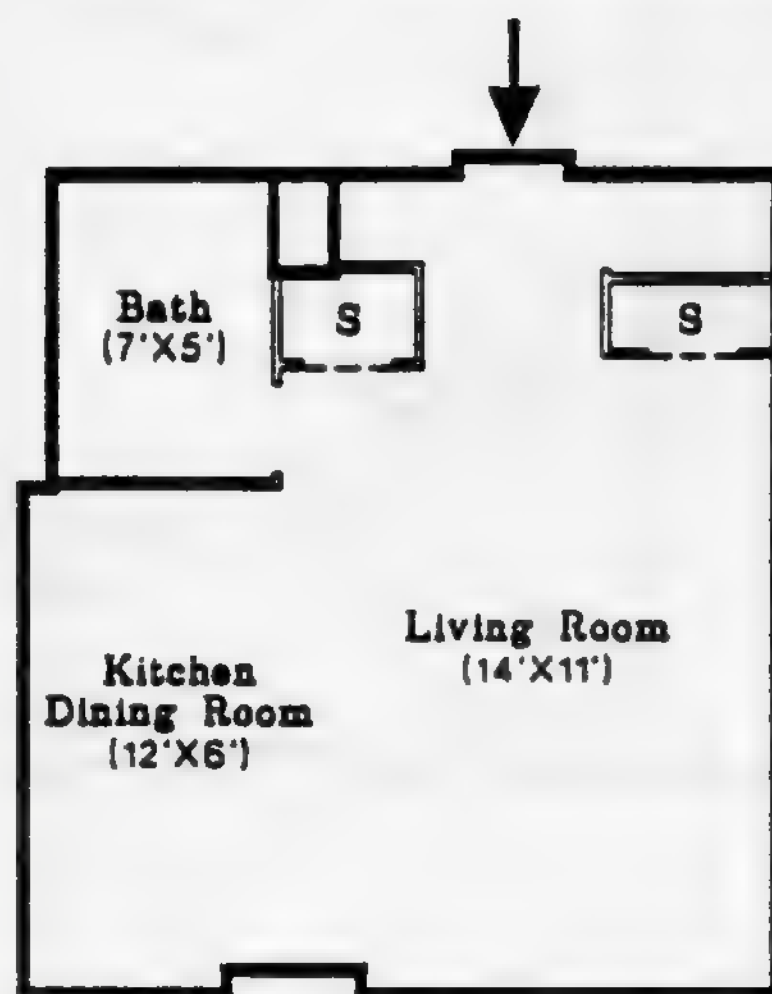
Edward W. Scudder Homes
 NJ2-19E
 Building 6
 Typical Floor Plan

Key Plan



Project Statistics

Family High Rise NJ2-19 Edward W Scudder Homes Floor Plans

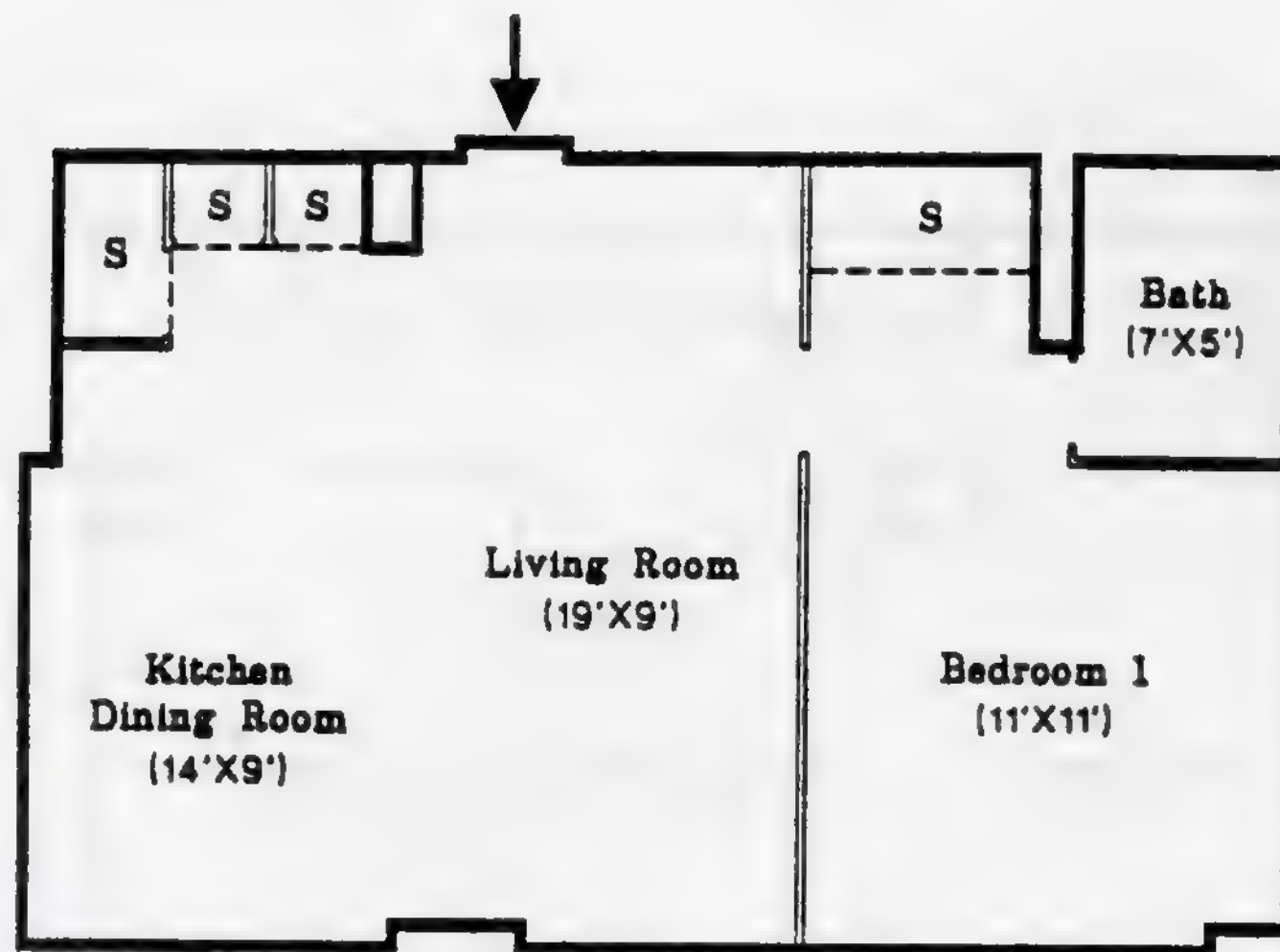


Living Room	Kitchen/Dining Room	Storage	Circulation	Bath
157 SF	65 SF	12 SF	30 SF	34 SF

0 Bedroom Unit

Total Area: 301 Sq. Ft.

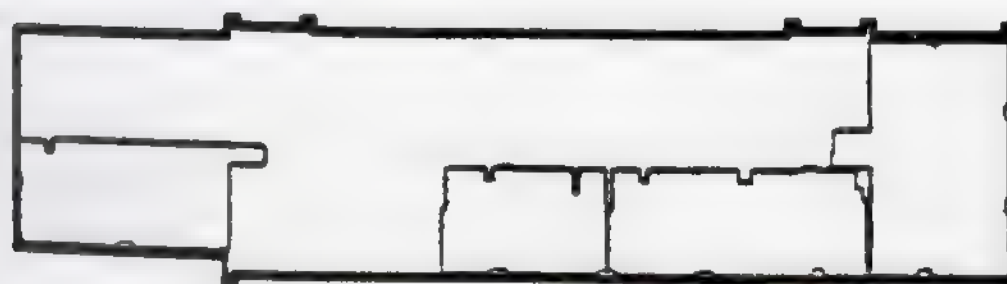


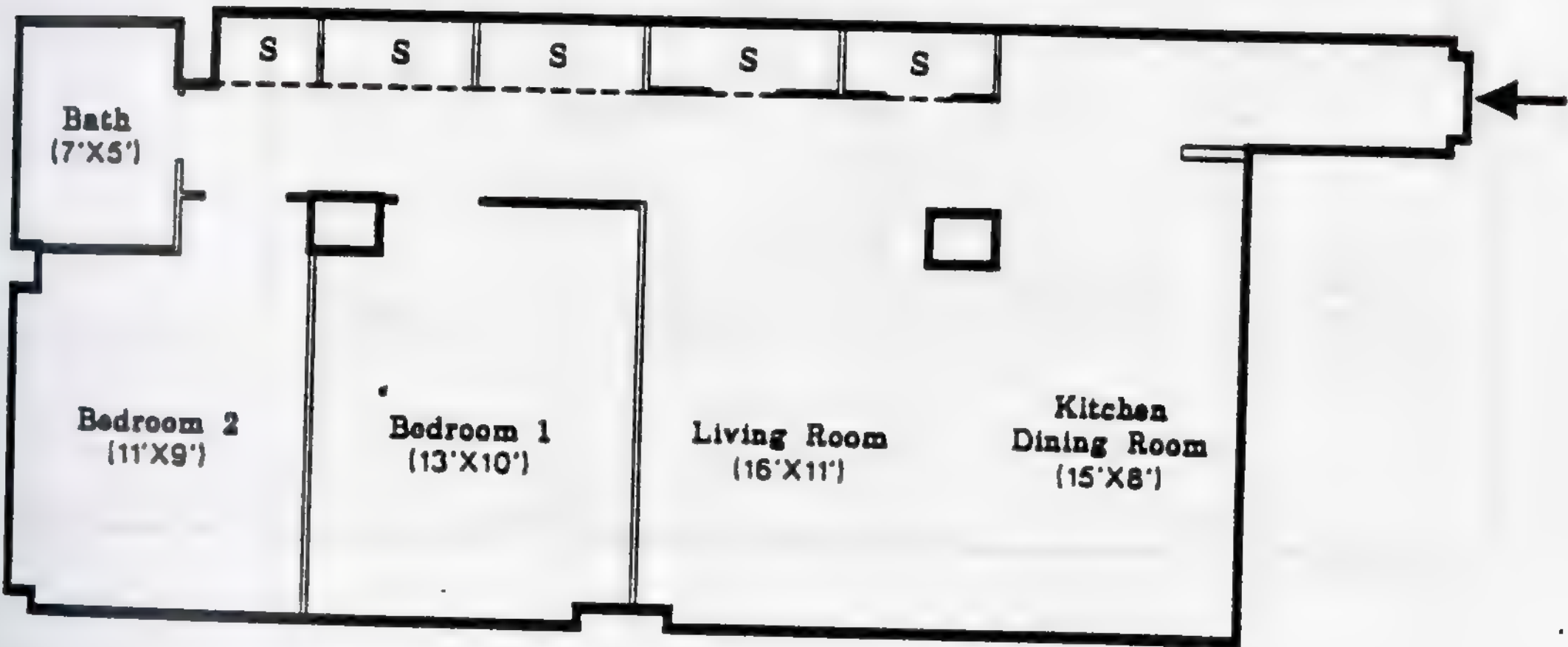


Living Room	Kitchen/Dining Room	BR 1	Storage	Circulation	Bath
165 SF	124 SF	152 SF	34 SF	13 SF	34 SF

1 Bedroom Unit

Total Area: 529 Sq. Ft.





Living Room	Kitchen/Dining Room	BR 1	BR 2	Storage	Circulation	Bath
168 SF	115 SF	121 SF	106 SF	48 SF	94 SF	34 SF

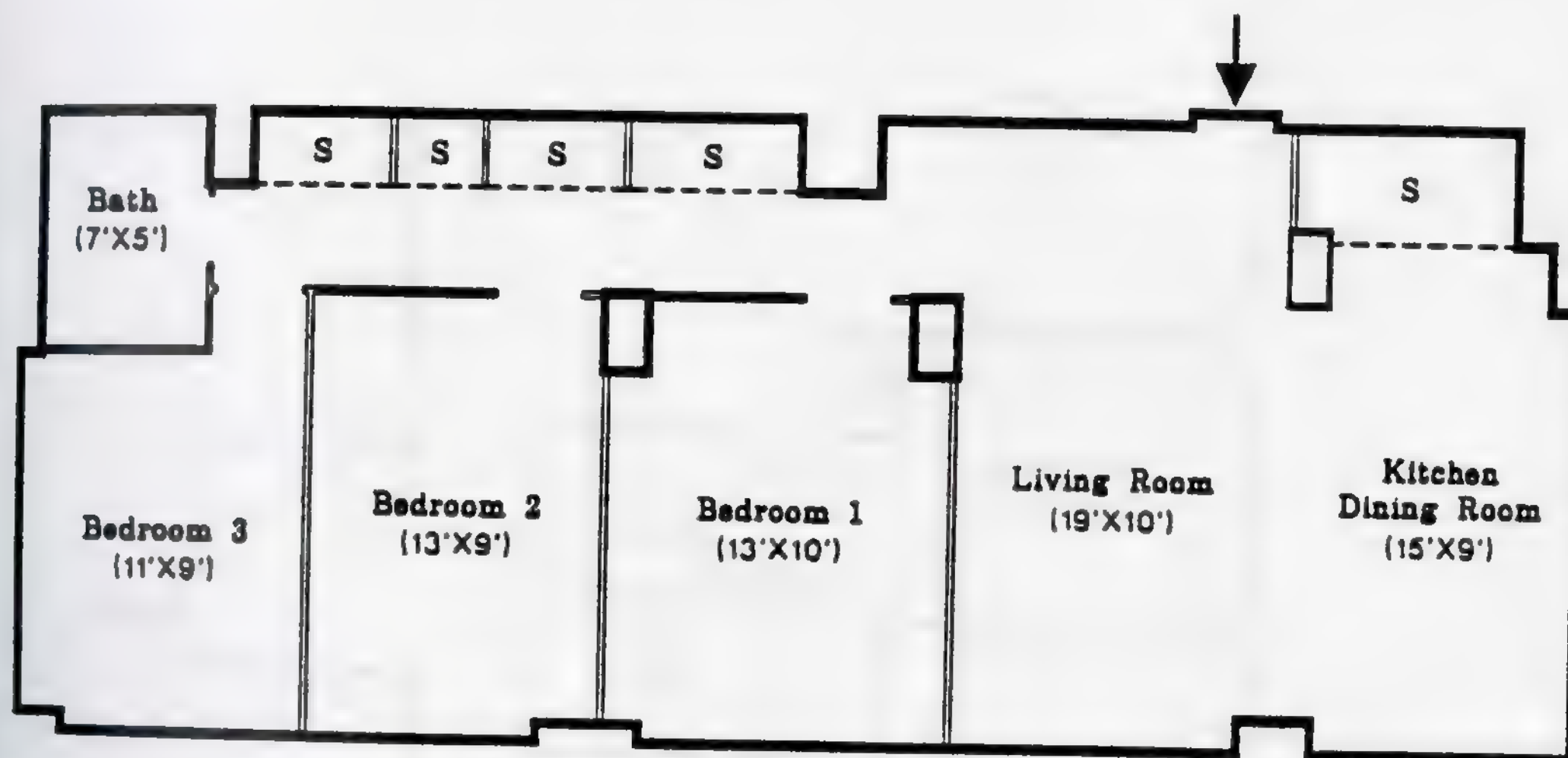
2 Bedroom Unit

Total Area: 703 Sq. Ft.



Project Statistics

Family High Rise NJ2-19 Edward W Scudder Homes Floor Plans

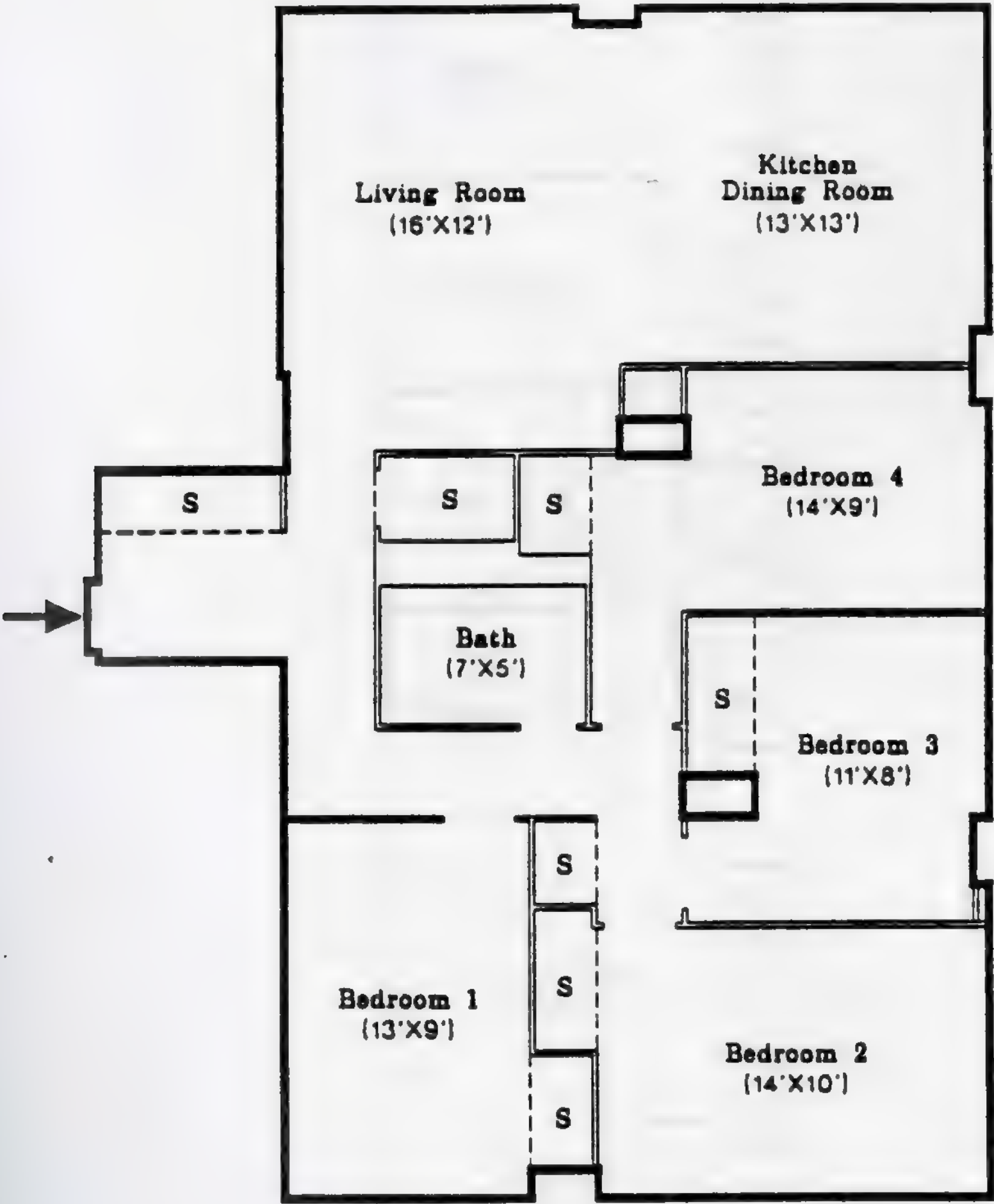


Living Room	Kitchen/Dining Room	BR 1	BR 2	BR 3	Storage	Circulation	Bath
179 SF	124 SF	126 SF	111 SF	101 SF	55 SF	71 SF	34 SF

3 Bedroom Unit

Total Area: 822 Sq. Ft.

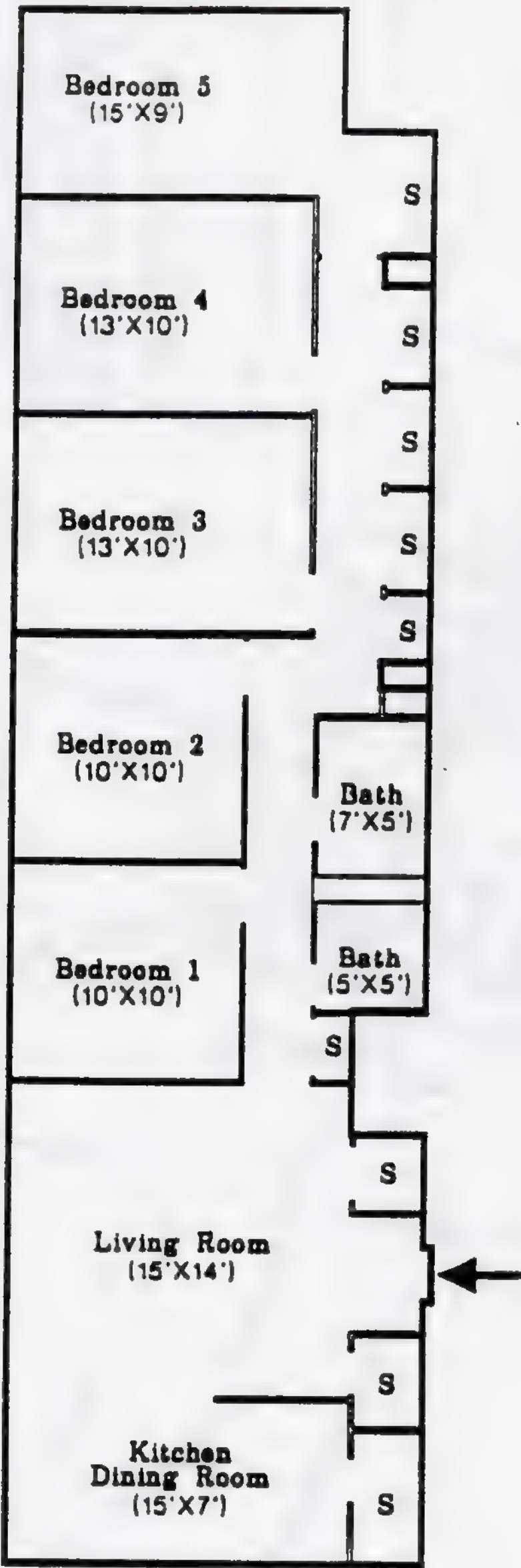




Living Room	Kitchen/Dining Room	BR 1	BR 2	BR 3	BR 4	Storage	Circulation	Bath
181 SF	159 SF	113 SF	129 SF	95 SF	119 SF	75 SF	114 SF	35 SF

4 Bedroom Unit
Total Area: 1060 Sq. Ft.



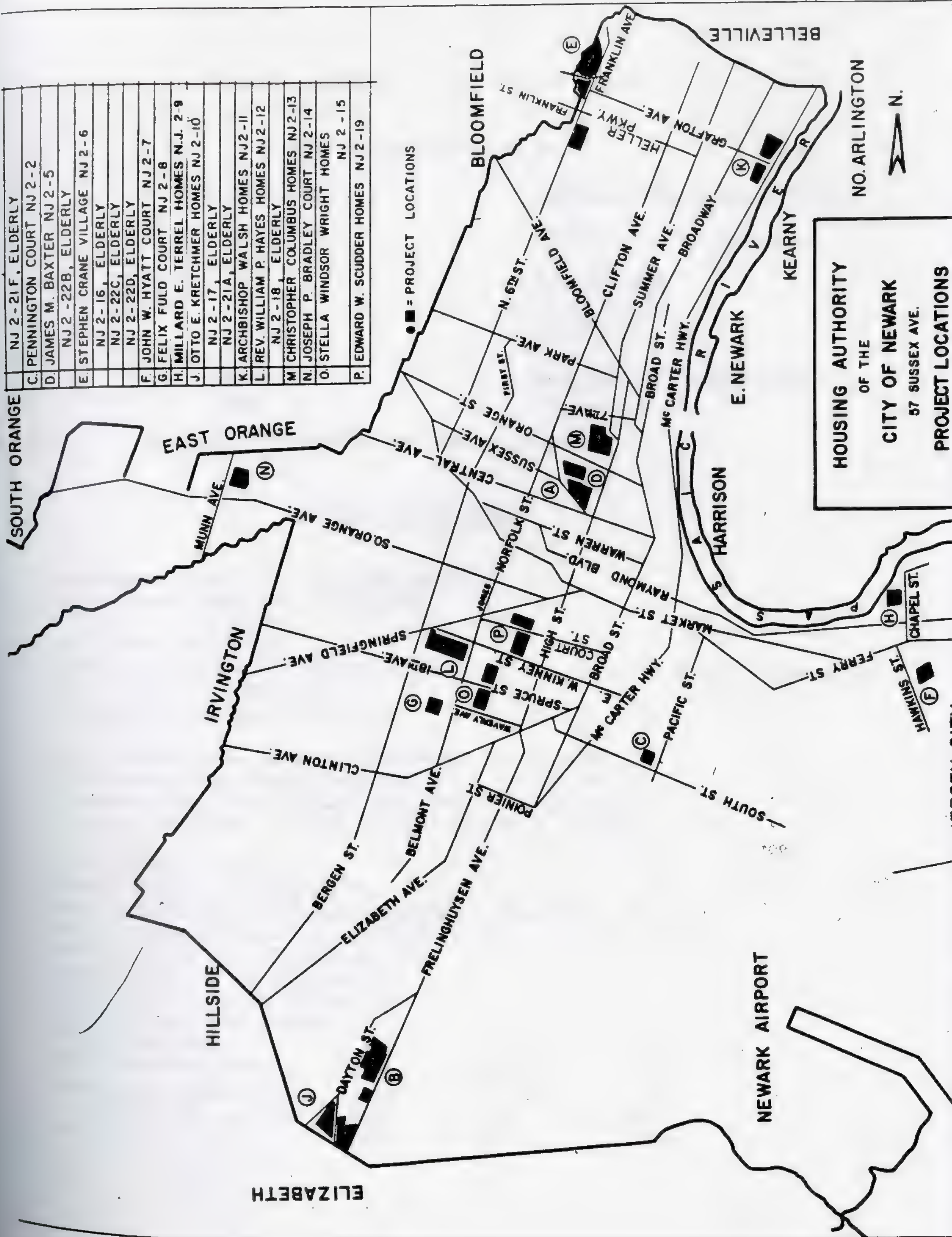


Living Room	Kitchen/Dining Room	BR 1	BR 2	BR 3	BR 4	BR 5	Storage	Circulation	Bath
217 SF	111 SF	100 SF	102 SF	128 SF	127 SF	138 SF	91 SF	140 SF	58 SF

5 Bedroom Unit
Total Area: 1252 Sq. Ft.



	NJ 2-21F, ELDERLY
C.	PENNINGTON COURT NJ 2-2
D.	JAMES M. BAXTER NJ 2-5
	NJ 2-22B, ELDERLY
E.	STEPHEN CRANE VILLAGE NJ 2-6
	NJ 2-16, ELDERLY
	NJ 2-22C, ELDERLY
	NJ 2-22D, ELDERLY
F.	JOHN W. HYATT COURT NJ 2-7
G.	FELIX FULD COURT NJ 2-8
H.	MILLARD E. TERREL HOMES N.J. 2-9
J.	OTTO E. KRETCHMER HOMES NJ 2-10
	NJ 2-17, ELDERLY
	NJ 2-21A, ELDERLY
K.	ARCHBISHOP WALSH HOMES NJ 2-11
L.	REV. WILLIAM P. HAYES HOMES NJ 2-12
	NJ 2-18, ELDERLY
M.	CHRISTOPHER COLUMBUS HOMES NJ 2-13
N.	JOSEPH P. BRADLEY COURT NJ 2-14
O.	STELLA WINDSOR WRIGHT HOMES NJ 2-15
P.	EDWARD W. SCUDDER HOMES NJ 2-19



HOUSING AUTHORITY OF THE CITY OF NEWARK

SETH BOYDEN COURT, NJ 2-1

<u>No. of Units</u>		<u>Number of Buildings by Type</u>
3 room D.U.	122	12 Three-story Walk-ups
3 1/2 room D.U.	56	
4 1/2 room D.U.	257	
5 1/2 room D.U.	95	
		<u>Area of Site</u>
		15.62 acres
		680,426 Sq. Ft.
Total Dwelling Units	530	<u>Area covered by Buildings</u>
Number of Rooms	2241	
		130,140 Sq. Ft.
Density	33.93 No. of Families per acre of site	

BASIC PROJECT DATA

Development Cost: \$ 2,724,634.93
 First Tenant Moved in: 10/23/40
 E.I.O.P. : 6/30/41
 12 3 story buildings
 Incinerator Hoppers: Except 4/122 - 3 ea. Ent. (70 Entr.) Total: 209
 Fuel: Oil - Grade # 6
 Hot Water - Central Plant, Oil

Mgmt. Office incl. lobbies & hallways: 1,173 sq. ft.
 Maintenance Shop, Stock room etc. : 1,107 sq. ft.
 Community Bldg. (Aud. Child Care, Etc. : 3,135 sq. ft.
 Hallways per bldg. : 5.833 Total sq. ft.: 22,015.

Total Acres: 15.62
 Bldg. Coverage: 2.988 sq. ft.
 Areas maintained by Project Personnel: 254,276 sq. ft.
 Non dedicated streets: 4 - 65,929 sq. ft.
 Parking Areas: 9 - 22,967 sq. ft.
 Playgrounds: 4 - 41,289 sq. ft.
 Sidewalks: 89,395 sq. ft.
 Asphalt tile Floor Finish
 Steel type sash

Brick Exterior walls	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>
Average No. rooms per DU	3.16	4 1/2	5 1/2
Average Sq. Ft. per DU	490	686	706
No. D.U.	178	257	95

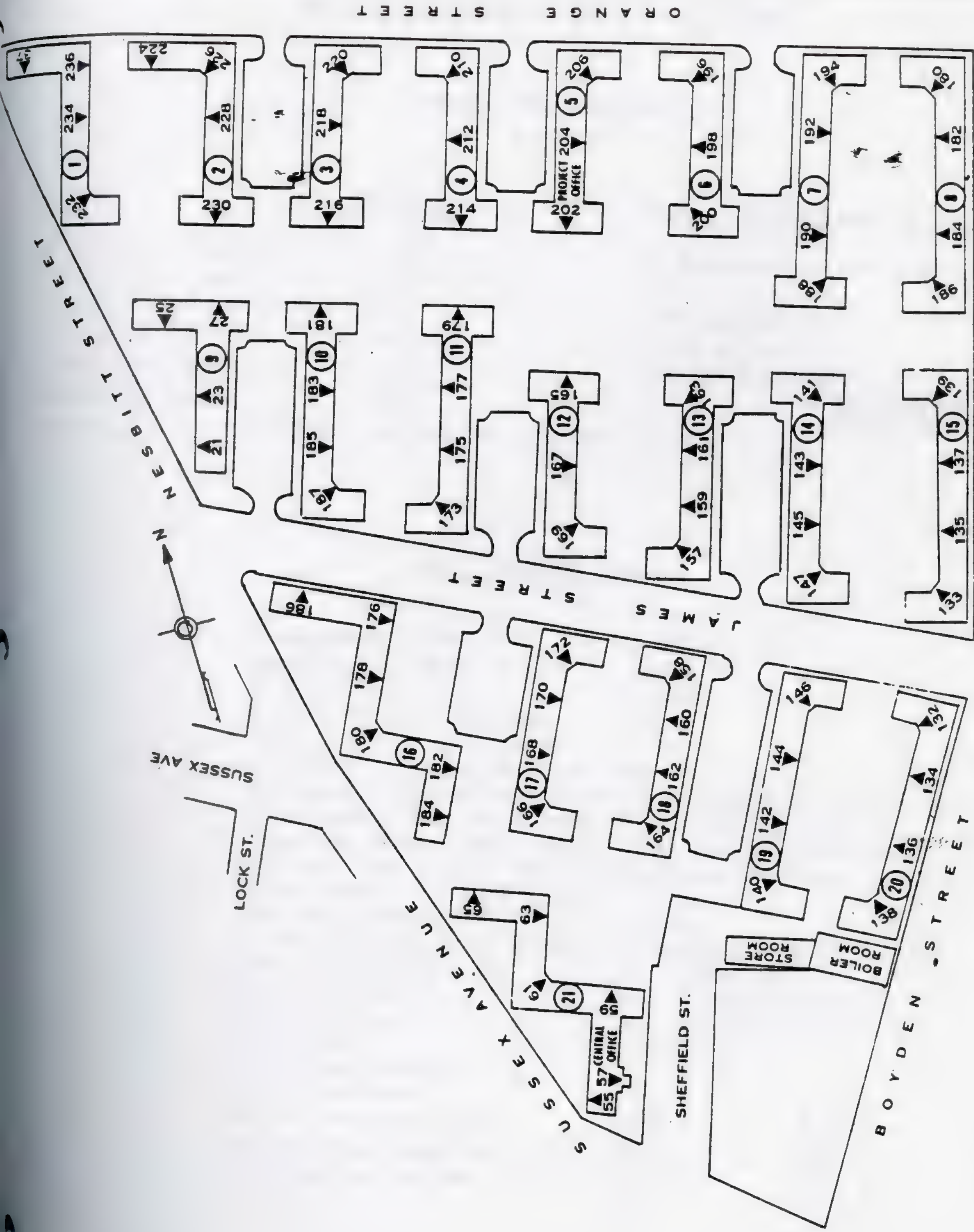
HOUSING AUTHORITY OF THE CITY OF NEWARK

PENNINGTON COURT NJ 2-2

<u>No. of Units</u>		<u>Number of Buildings by Type</u>
3 room D. U.	27	4 Three-story walk-up brick bldgs.
3 1/2 room D. U.	60	
4 1/2 room D.U.	120	<u>Area of Site</u>
5 1/2 room D.U.	29	4.55 acres
		198,264.6 sq. ft.
Total Dwg. Units	<u>236</u>	<u>Area covered by Buildings</u>
No. of Rooms	990	57,105 sq. ft.
Density	51.86 No. of Families per acre of site	

BASIC PROJECT DATA

Development Cost:	\$ 1,268,945.98		
First Tenant Moved in:	2/24/40		
E.I.O.P. :	6/30/40		
4 Bldgs. - 3 Stories			
No. Units:	236		
Incinerator Hoppers:	24 per bldg.		
Incinerators:	8 per bldg.		
Fuel:	Oil - Grade #6		
Hot Water - Central Plant, Oil			
Mgmt. Office incl. lobbies & hallways:	804 sq. ft.		
Maintenance Shop, stock room etc. :	1330 sq. ft.		
Community Bldg. (Aud., child care, etc.)	3429 sq. ft.		
Hallways per bldg.:	7.375	Total sq. ft. :	10,064
Total Acres:	4.55		
Building Coverage:	1.31		
Areas Maintained by Project Personnel:	61,350 sq. ft.		
Parking Areas: - 3 -	18,742 sq. ft.		
Playgrounds: - 6 -	41,585 sq. ft.		
Sidewalks:	36,625		
Asphalt tile Floor Finish			
Steel type sash			
Brick Exterior walls	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>
Average No. Rooms per DU	3.34	4 1/2	5 1/2
Average Sq. Ft. per DU	490	686	706
No. D.U.	87	120	29



HOUSING AUTHORITY OF THE CITY OF NEWARK

57 SUSSEX AVENUE

JAMES M. BAXTER TERRACE

202 ORANGE STREET

PROJECT NJ 2-5

57 STREET NUMBER

▼ BLDG. ENTRANCE

②1 BLDG. NUMBER

HOUSING AUTHORITY OF THE CITY OF NEWARK

STEPHEN CRANE VILLAGE

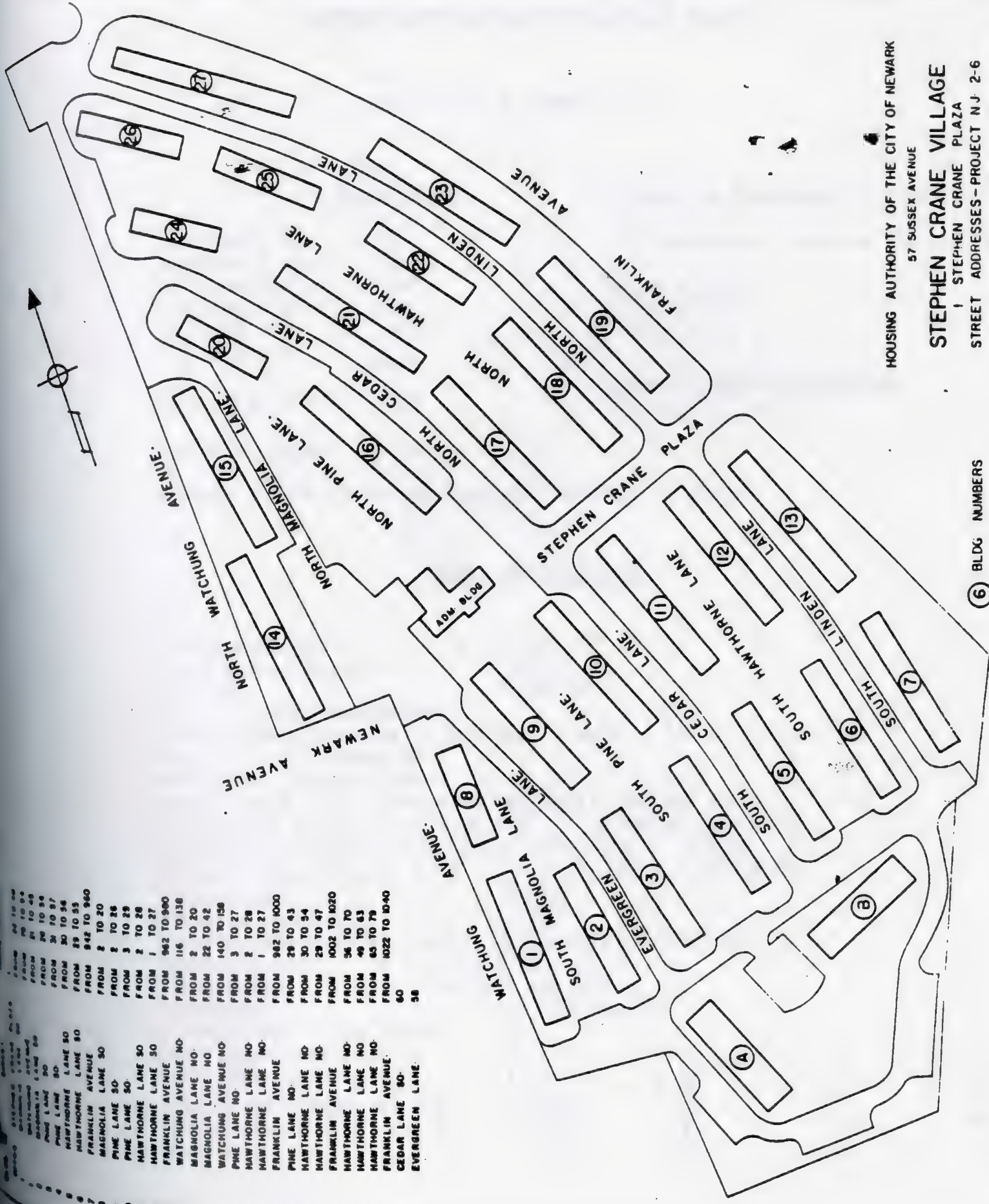
N.J. 2-6

<u>No. of Units</u>		<u>Number of Buildings by Type</u>
3 room D. U.	68	21 Buildings, 2-story row houses.
3 $\frac{1}{2}$ room D. U.	68	
4 $\frac{1}{2}$ room D. U.	147	
5 $\frac{1}{2}$ room D. U.	<u>71</u>	
Total Dwelling Units	<u>354</u>	<u>Area of Site</u>
Number of Rooms	<u>1494</u>	14.26 acres
Density	24.82 No. of Families per acre of site	621,165.6 Sq. Ft.
		<u>Area covered by Bldgs.</u>
		137,300 Sq. Ft.

BASIC PROJECT DATA

Development Cost:	\$	1,819,551.99		
First Tenant Moved in:		10/23/40		
E. I. O. P.:		6/30/41		
27 - 2 story buildings				
Fuel: Oil - Grade #6				
Hot Water - Central Plant, Oil				
Management Offices incl. lobbies & hallways:		782 sq. ft.		
Maintenance Shop, stock room etc.:		584 sq. ft.		
Community Bldg. (Aud. Child Care, etc.)		1366 sq. ft.		
Hallways per bldg.:	27 - individual entrances			
Total Acres:	14.26 acres			
Building Coverage:	3.152			
Acres maintained by Project Personnel:	316,624 sq. ft.			
Non Dedicated streets:	8 - 68,310			
Parking Areas:	12 - 26,198 sq. ft.			
Playgrounds:	4 - 20,814 sq. ft.			
Sidewalks:	55,878 sq. ft.			
Wood floor finish				
Wood type sash				
Brick Exterior walls	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	
Average No. rooms per D.U.	3.25	4 $\frac{1}{2}$	5 $\frac{1}{2}$	
Average sq. ft. per D. U.	512	723	868	
No. D. U.	136	147	71	

Sq. ft. coverage of Adm. Offices and Boiler Room Bldg:
3612 Sq. Ft.



1	Watchung Avenue	From 1002 to 1020	60
2	Watchung Avenue	From 1022 to 1040	60
3	Watchung Avenue	From 1042 to 1060	60
4	Watchung Avenue	From 1062 to 1080	60
5	Watchung Avenue	From 1082 to 1100	60
6	Watchung Avenue	From 1102 to 1120	60
7	Watchung Avenue	From 1122 to 1140	60
8	Watchung Avenue	From 1142 to 1160	60
9	Watchung Avenue	From 1162 to 1180	60
10	Watchung Avenue	From 1182 to 1200	60
11	Watchung Avenue	From 1202 to 1220	60
12	Watchung Avenue	From 1222 to 1240	60
13	Watchung Avenue	From 1242 to 1260	60
14	Watchung Avenue	From 1262 to 1280	60
15	Watchung Avenue	From 1282 to 1300	60
16	Watchung Avenue	From 1302 to 1320	60
17	Watchung Avenue	From 1322 to 1340	60
18	Watchung Avenue	From 1342 to 1360	60
19	Watchung Avenue	From 1362 to 1380	60
20	Watchung Avenue	From 1382 to 1400	60
21	Watchung Avenue	From 1402 to 1420	60
22	Watchung Avenue	From 1422 to 1440	60
23	Watchung Avenue	From 1442 to 1460	60
24	Watchung Avenue	From 1462 to 1480	60
25	Watchung Avenue	From 1482 to 1500	60
26	Watchung Avenue	From 1502 to 1520	60
27	Watchung Avenue	From 1522 to 1540	60
A	Watchung Avenue	From 1542 to 1560	60
B	Watchung Avenue	From 1562 to 1580	60

HOUSING AUTHORITY OF THE CITY OF NEWARK
57 SUSSEX AVENUE

STEPHEN CRANE VILLAGE

1 STEPHEN CRANE PLAZA
STREET ADDRESSES-PROJECT NJ 2-6

6 BLDG NUMBERS

HOUSING AUTHORITY OF THE CITY OF NEWARK

JOHN W. HYATT COURT, NJ 2-7

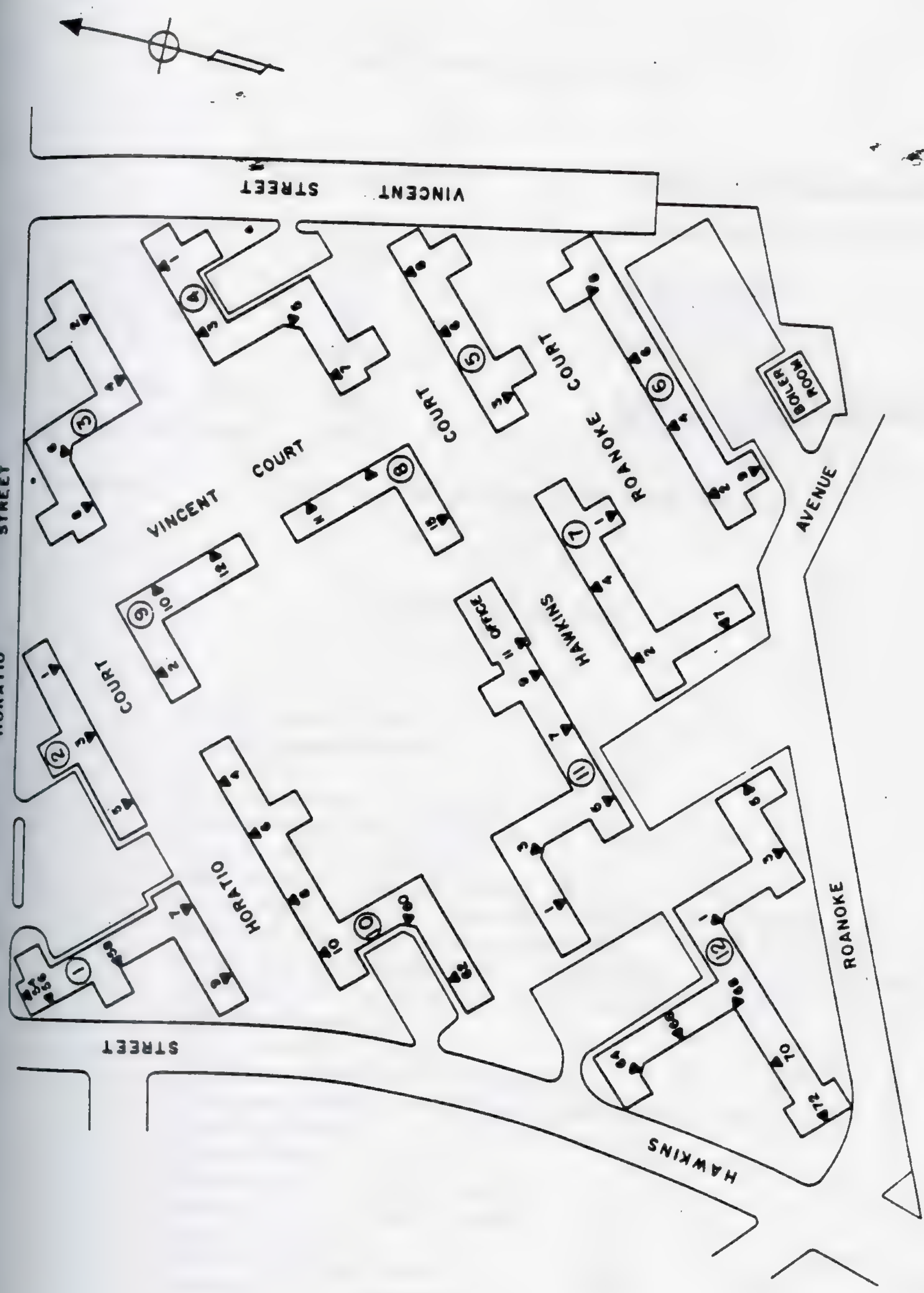
<u>No. of Units</u>		<u>Number of Buildings by Type</u>
3 room D.U.	90	12 Three-story walk-up brick bldgs.
3 $\frac{1}{2}$ room D.U.	21	
4 room D.U.	54	
4 $\frac{1}{2}$ room D.U.	132	
5 $\frac{3}{4}$ room D.U.	90	<u>Area of Site</u>
6 $\frac{1}{2}$ room D.U.	<u>15</u>	9.75 acres
		424,710 Sq. Ft.
Total Dwg. Units	<u>402</u>	<u>Area covered by Buildings</u>
		83,340 Sq. Ft.
Number of Rooms	1746	
Density	41.23 No. of Families per acre of site.	

BASIC PROJECT DATA

Development Cost:	\$	2,201,287.15		
First Tenant Moved in:		3/1/42		
E.I.O.P.:		6/30/42		
12 - 3 story buildings				
Incinerators per bldg. - 9 bldgs. 3 each, 3 bldgs. 1 each				
Fuel: Oil - Grade #6				
Hot Water - Central Plant, Oil				
Mgmt. Office incl. lobbies & hallways:		840 Sq. ft.		
Maintenance Shop, stock room etc.:		1,458 sq. ft.		
Community Building (Aud. child care, etc.):		5,235		
Basements per bldg: 4.25	Total sq. ft.:	16,039.50		
Total Acres:		9.75		
Building Coverage:		1.913		
Areas maintained by Project Personnel:		155,403 sq. ft.		
Parking Areas: 6 -		40,189 sq. ft.		
Playgrounds: 10 -		66,809 sq. ft.		
Sidewalks:		63,455 sq. ft.		
Asphalt tile floor finish				
Steel type sash				
Brick Exterior walls:	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
Average No. rooms per D.U.	3.095	4.35	5 $\frac{1}{2}$	6 $\frac{1}{2}$
Average No. sq. ft. per D.U.	465	575	722	869
No. D.U.	111	186	90	15

HOUSING AUTHORITY OF THE CITY OF NEWARK
 67 SUSSEX AVENUE
JOHN W HYATT COURT
 II HAWKINS COURT
 PROJECT NJ 2-7 STREET ADDRESSES

19 STREET NUMBERS
 ▲ BLDG ENTRANCE
 ⑩ BLDG NUMBER



HOUSING AUTHORITY OF THE CITY OF NEWARK

FELIX FULD COURT, NJ 2-8

<u>No. of Units</u>		<u>Number of Buildings by Type</u>
3 room D. U.	36	8 Three-story brick walk-ups
3 ½ room D. U.	36	
4 room D. U.	36	
4 ½ room D. U.	120	<u>Area of Site</u>
5 ½ room D. U.	<u>72</u>	6.73 acres
		293,158.8 Sq. Ft.
Total Dwg. Units	<u>300</u>	<u>Area covered by Buildings</u>
Number of Rooms	1314	76,171 Sq. Ft.
Density	44.57 No. of Families per acre of site	

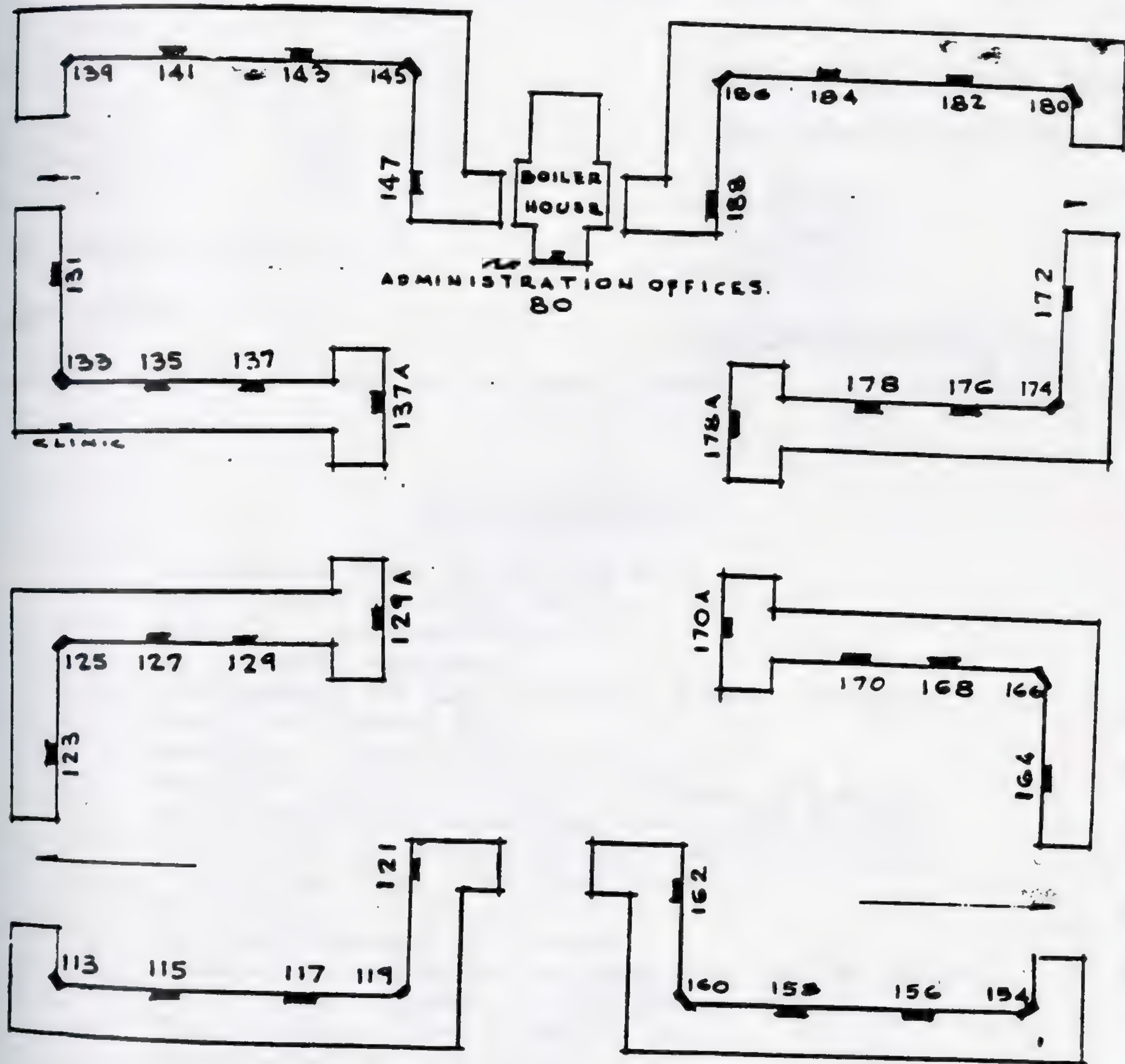
BASIC PROJECT DATA

Development Cost: \$ 1,254,636.52
 First Tenant Moved in: 12/20/41
 E.I.O.P.: 5/30/42
 8 - 3 story buildings
 Incinerator Per Building: 2 Total: 16
 Fuel: Oil - Grade #6
 Hot Water - Central Plant, Oil
 Mgmt. Office incl. lobbies & hallways: 532 sq. ft.
 Maintenance Shop, stock room etc.: 1,249 sq. ft.
 Community Building (Aud. child care, etc.): 5,047 sq. ft.
 Hallways per bldg.: 5 Total sq. ft. 12,580
 Laundry Rooms: 2
 Total Acres: 6.73
 Building Coverage 1.749 acres
 Areas maintained by Project Personnel: 87,421 sq. ft.
 Parking Areas: 4 - 24,450 sq. ft.
 Playgrounds: 33,560
 Sidewalks: 53,114 sq. ft.
 Asphalt tile floor finish
 Steel type sash
 Brick Exterior walls
 Average No. rooms per D.U. 1 BR 2 BR 3 BR
 Average No. sq. ft. per D.U. 3.24 4.38 5 ½
 No. D. U. 490 686 706
 72 156 72

• J E L L I F F A V E N U E .

• R O S E S T R E E T .

• W A V E R L Y A V E N U E



• L I V I N G S T O N S T R E E T .



STREET NUMBERS
• F E L I X F U L D C O U R T .

PROJECT N. J. 2-8
NEWARK NEW JERSEY

L. H. D. 1126-41

HOUSING AUTHORITY OF THE CITY OF NEWARK

FRANKLIN D. ROOSEVELT HOMES NJ 2-9

<u>No. of Units</u>		<u>Number of Buildings by Type</u>
3 room D. U.	100	11 Three-story walk-up brick bldgs.
4 $\frac{1}{2}$ room D. U.	110	
5 $\frac{1}{2}$ room D. U.	<u>65</u>	
Total Dwelling Units <u>275</u>		<u>Area of Site</u>
Number of Rooms 1152		11.55 acres
		503,118 sq. ft.
		<u>Area covered by Buildings</u>
Density 23.8	No. of Families per acre of site	1.69 acres
		73,700 sq. ft.

BASIC PROJECT DATA

Development Cost: \$1,587,076.41
First Tenant Moved In: 11/1/46
E.I.O.P.: Conveyed Project
11 - 3 story buildings
Incinerators Per Bldg.: 6 Bldg., 2 each - 5 Bldg. 1 each
Fuel: Oil - Grade #6
Hot Water - Central Plant, Oil
Mgmt. Office Incl. Lobbies & Hallways: 879 Sq. Ft.
Maintenance Shop, stock room, etc.: 1891 sq. ft.
Community Bldg. (Aud., Child Care, etc.): 4,525 sq. ft.
Hallways per bldg: -0- 8,806 sq. ft.
Total Acres: 11.55
Building Coverage: 1.69 acres
Areas maintained by Project Personnel: 131,221 sq. ft.
Non-dedicated streets: 1 - 39,896 sq. ft.
Parking areas: 10 - 17,845 sq. ft.
Playgrounds: 10 - 127,200 sq. ft.
Sidewalks: 47,655 sq. ft.
Asphalt Tile Floor Finish
Wood Type Sash
Brick Exterior Walls

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>
Average no. rooms per DU	3	4	5
Average sq. ft. per DU	528	646	769
No. D.U.	100	110	65

PASSAIC RIVER



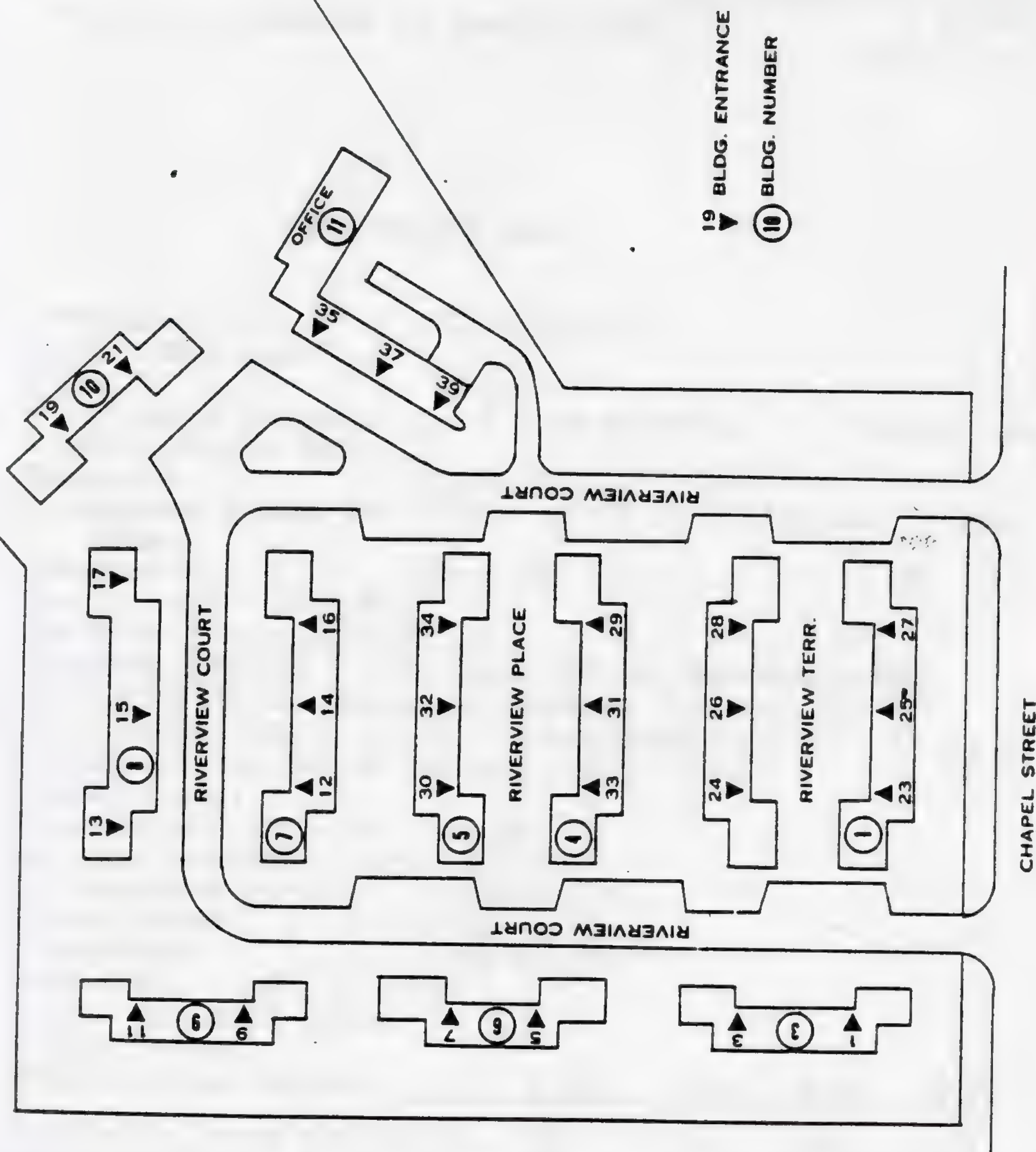
HOUSING AUTHORITY CITY OF NEWARK
57 SUSSEX AVENUE

FRANKLIN D. ROOSEVELT HOMES

35 RIVERVIEW COURT

PROJECT N. J. 2-9

STREET ADDRESSES



OTTO E. KRETCHMER HOMES
NJ 2-10

<u>No. of Units</u>		<u>Number of Buildings by Type</u>	
3 $\frac{1}{2}$ room D. U.	80	4 eight-story buildings	
4 $\frac{1}{2}$ room D. U.	334	1 seven-story buildings	
5 $\frac{1}{2}$ room D. U.	258	2 three-story buildings	
6 $\frac{1}{2}$ room D. U.	56	1 Administration Building	
7 $\frac{1}{2}$ room D. U.	2		
Total Dwg. Units <u>730</u>		<u>8 Total Number of Buildings</u>	
Average of Occupancy 3029		<u>Area of Site</u>	
Number of rooms 3581		14.83 acres	
Density 49.1 No. of families per acre of site)		645,747 sq. ft.	
		<u>Area covered by buildings</u>	
		2.41 acres	
		115,100 sq. ft.	

BASIC PROJECT DATA

Development Cost: \$ 10,006,027.92
 First Tenant Moved in: 5/1/53
 E.I.O.P.: 12/31/53
 4 - 8 story buildings, 1 - 7 story building, 2 - 3 story bldg.
 1 Administration Bldg.
 Elevators: 2 per bldg. - TOTAL 10
 Incinerator Hoppers Per bldg.: 16 - 8 story bldg., 14 - 7 story bldgs.
 Incinerator: Total 16
 Fuel: oil - grade #6
 Hot Water - Central Plant, Oil
 Community Building (incl. Mgmt. Office, Maintenance Shop, Auditorium and Child Care Center): 6,840 sq. ft.
 Hallways per bldg.: 30 - 4 in hi-rise 5 in low: 43,313 sq.ft.
 Lobbies per residential building: 2 in hi-rise
 Laundry Rooms: 2
 Total Acres in Project: 14.83
 Building Coverage in Acres: 2.41
 Non dedicated streets: 17,900 sq. ft.
 Parking areas: 9 - 139,310 sq. ft.
 Playgrounds: 5 - 129,083 sq. ft.
 Sidewalks: 104,253 sq. ft.
 Asphalt tile floor finish
 Steel type sash
 Brick Exterior walls:

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
Average No. rooms per DU	3 $\frac{1}{2}$	4 $\frac{1}{2}$	5 $\frac{1}{2}$	6 $\frac{1}{2}$	7 $\frac{1}{2}$
Average No. Sq. Ft. per DU	511	672	867	1170	1364
No. D. U.	80	334	258	56	2

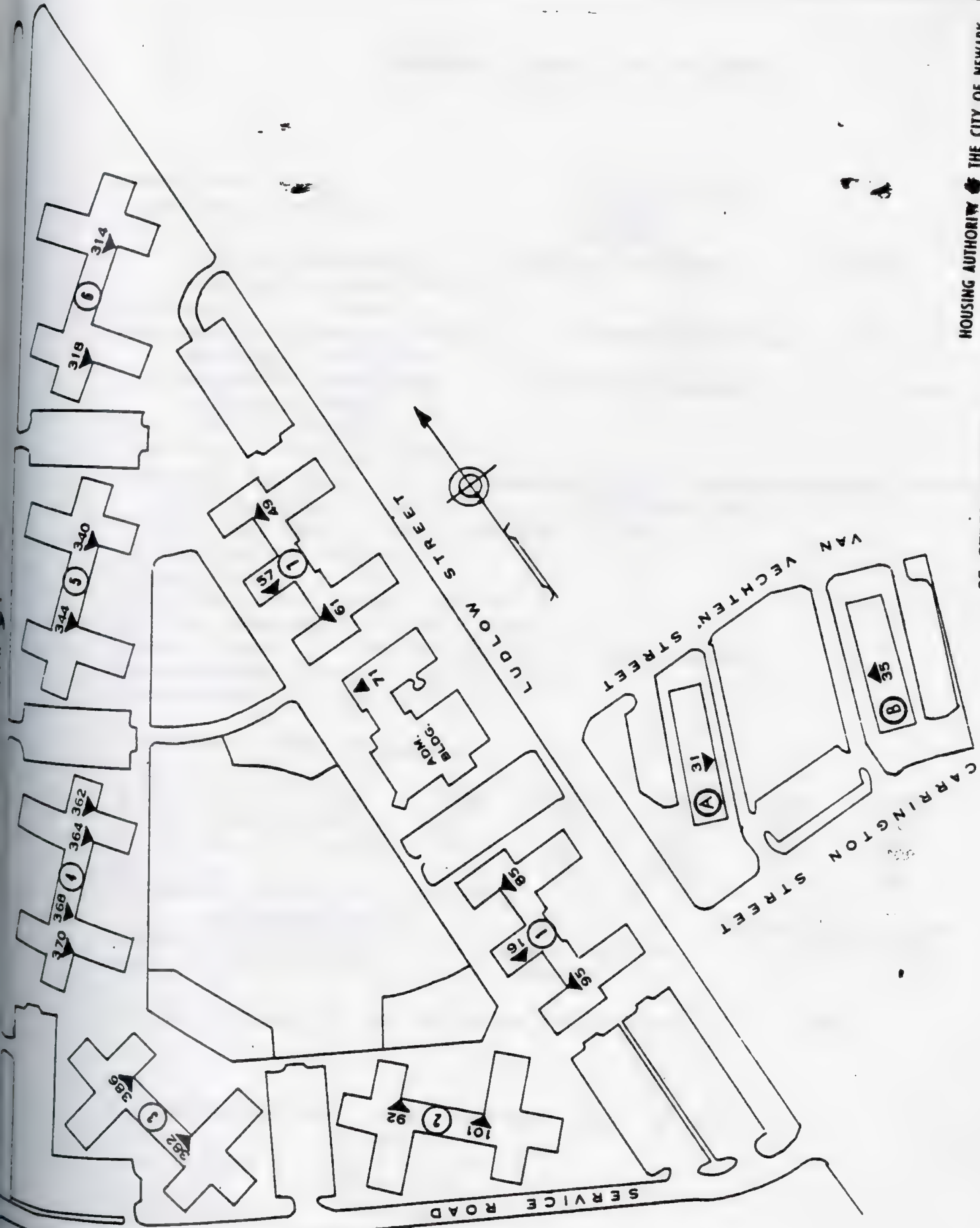
HOUSING AUTHORITY THE CITY OF NEWARK
57 SUSSEX AVENUE

OTTO E. KRETCHMER HOMES
71 LUDLOW STREET
PROJECT NJ 2-10
STREET ADDRESSES

95 STREET NUMBER

▼ BLDG. ENTRANCE

⑩ BLDG. NUMBER



ARCHBISHOP THOMAS J. WALSH HOMES
NJ 2-11

Development Cost: \$8,425,741.88
 First Tenant Moved In: 5/1/53
 E.I.O.P.: 10/1/53
 9 - 8 story buildings, 3 - 3 story buildings, 1 - 1 story building (Administration)
 Elevators: Total 9
 Incinerator Hoppers Per Bldg. 8 - 8 story building, 9 - 3 story building: Total 99
 Incinerators Per Building: 1 - 8 story buildings, 3 - 3 story buildings: Total 18
 Fuel: Oil - Grade #6
 Hot Water - Central Plant, Oil
 Community Building (incl. Management Office, Maintenance Shop, Auditorium and Child Care Center): 3,829 sq. ft.
 Hallways per bldg.: 1 ea. hi-rise, 3 Low
 Lobbies per building: 1
 Laundry Rooms: 2
 Total acres in Project: 16.50
 Building Coverage in Acres: 2,468
 Parking Areas: 54,606 sq. ft. - 5 parking areas
 Non dedicated streets: 78,180 sq. ft.
 Playgrounds: 5 - 95,563 sq. ft.

Asphalt tile floor finish

Steel type sash

Brick Exterior Walls:	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
Av. No. rooms per DU	3½	4½	5½	6½	7½
Av. No. sq. ft. per DU	473	757	945	1233	1410
No. D. U.	75	231	234	78	12

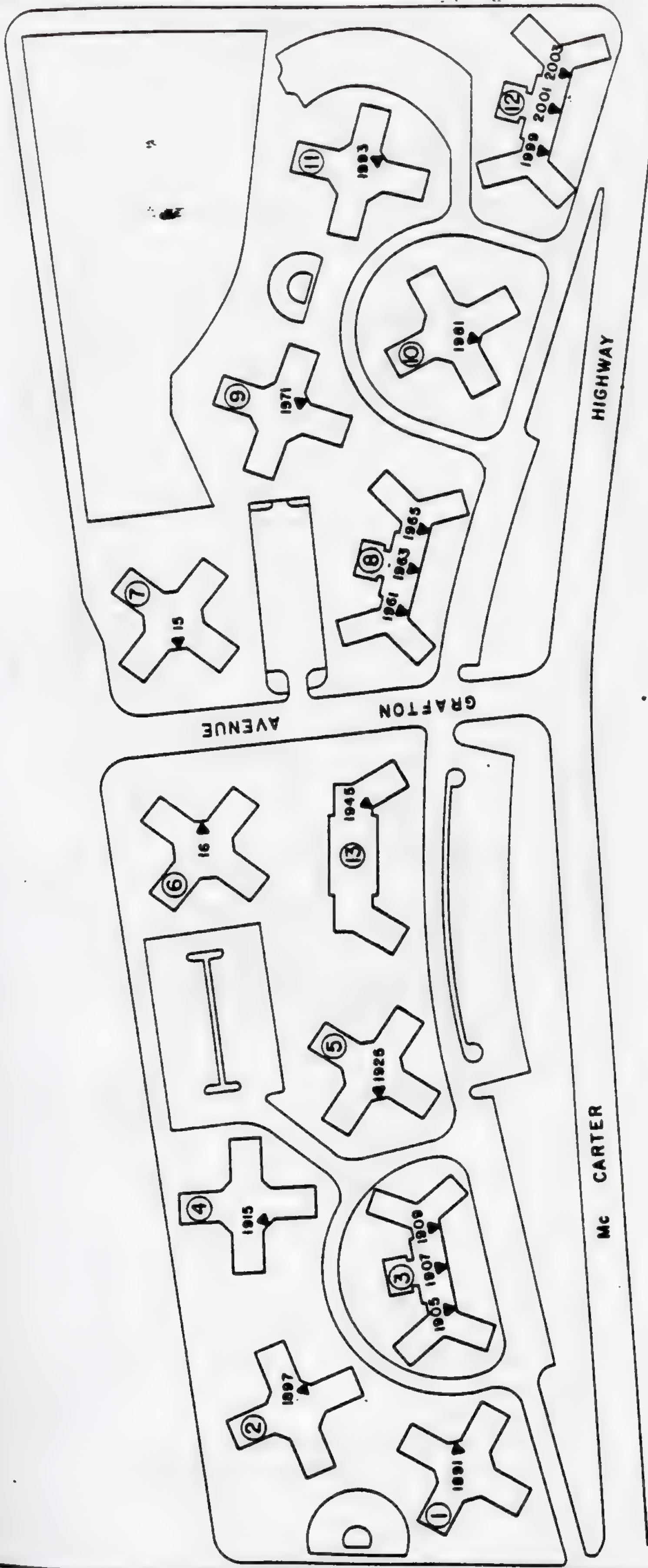
Allowances and use of Utilities:

<u>Allowance per DU</u>	<u>Use</u>	<u>Estimated Proj. Use</u>
Electricity 732,672 KWH	Lights, Reirig.	325,728 KWH
Gas: 11,898,360 CF	cooking	

Sq. Ft. coverage of Adm. Offices & Boilerroom Bldg.: - 9,970

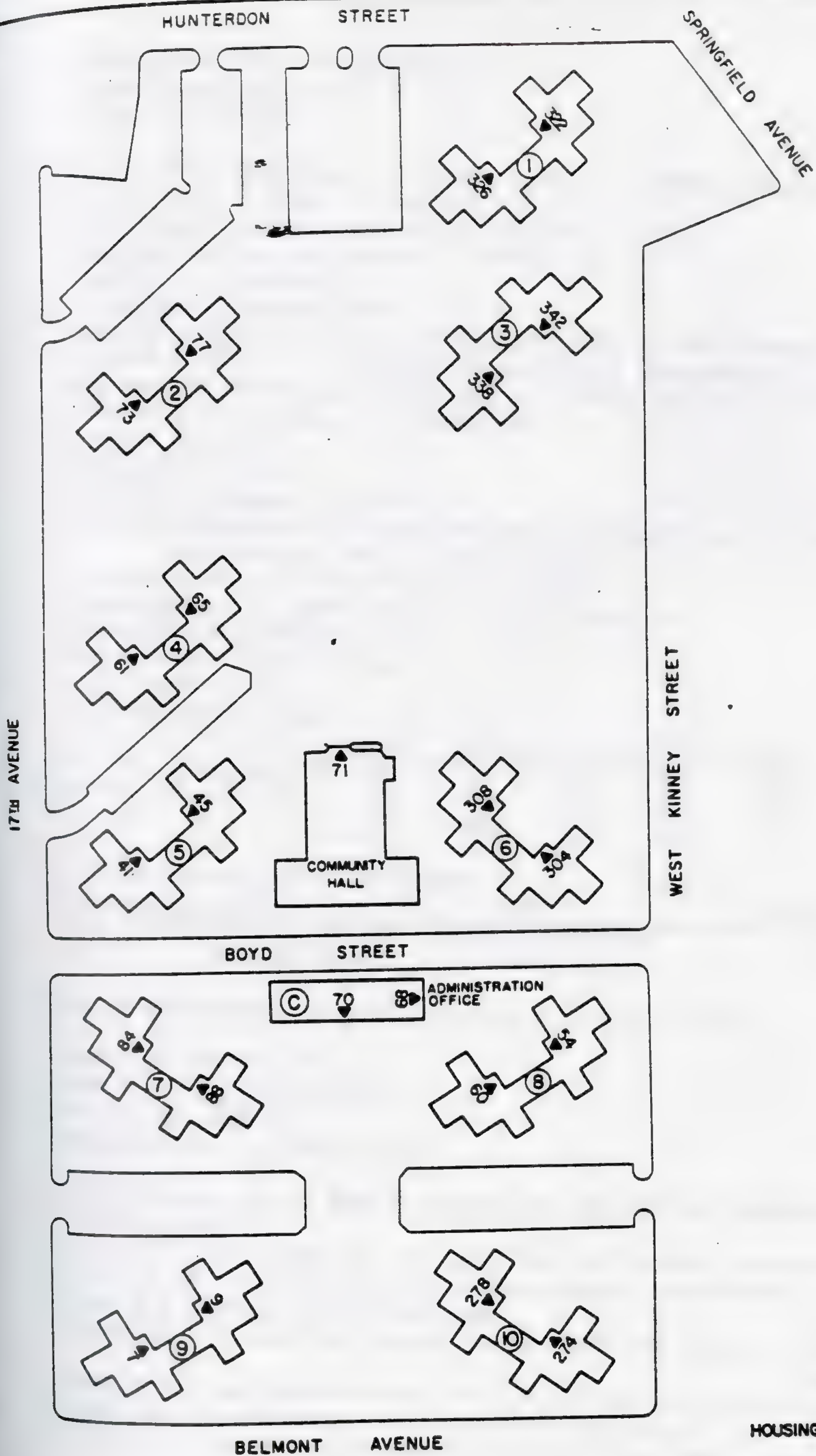
USE OF ELECTRICITY - 3 year average, 1955, 56, 57

Water: 8,134,833 CF
 Electricity: 1,940,250 KWH
 Gas: 10,533,600 CF
 Heating Fuel: 668,439 Gal.



HOUSING AUTHORITY OF THE CITY OF NEWARK
 57 SUSSEX AVENUE
 ARCHBISHOP THOMAS J. WALSH HOMES
 1945 MC CARTER HIGHWAY
 PROJECT NJ 2-11 STREET ADDRESSES

15 STREET NUMBERS
 ▲ BLDG. ENTRANCE
 ⑩ BLDG. NUMBER



45 STREET NUMBERS

▼ BLDG ENTRANCE

⑥ BLDG NUMBER

HOUSING AUTHORITY OF THE CITY OF NEWARK
57 SUSSEX AVENUE

REV. WILLIAM P. HAYES HOMES

68 BOYD STREET
STREET ADDRESSES - PROJECT N.J. 2-12

BASIC PROJECT DATA

Development Cost: \$18,500,246.86

First Tenant Moved in: 1/1/54

E.I.O.P.: 6/30/54

10-12 story buildings - 1 story building (Administration)

Elevators per bldg.: 4 TOTAL: 40

Incinerator Hoppers per bldg: 24 TOTAL: 240

Incinerators per building: 2 TOTAL: 20

Fuel: Oil - Grade # 6

Hot Water - Central Plant, Oil

Community Building (incl. Management Office, Maintenance Bldg.,
(16,664 sq.ft) Auditorium and Child Care Center: 12,898 sq. ft.

Hallways/corridors per building: 20 TOTAL SQ. FT.: 115,020

Lobbies per building: 2 TOTAL: 20

Laundry Rooms: 2

Total Acres: 19.15

Building Coverage: 3.398 acres

Areas Maintained by Project Personnel: 301,947 sq. ft. excluding streets,
playgrounds, etc.): 15,742 sq. ft.

Parking Areas: 6 - Area Sq. Ft.: 80,264

Playgrounds: 12 spray pools - 150,388 sq. ft.

Sidewalks: 141,008 sq. ft.

Asphalt tile floor finish

Steel type sash

Brick exterior walls

	1 BR	2 BR	3 BR	4 BR	5 BR
Av. no. rooms per DU:	3½	4½	5½	6½	7½
Av. no. sq. ft DU	452	654	792	921	1058
No. DU	191	893	334	30	10

Allowances and use of Utilities:

Allowance per DU	Use	Estimated Proj. use.
Electricity: 1,593,023 KWH	Lights, Refrig	804,816 KWH
Gas: 26,827,800 CF	Cooking	

Use of Electricity: 3 year average: 1955-1956-1957:

Water: 15,742,833 CF

Electricity: 3,812,466 KWH

Gas: 24,946,866 CF

Heating Fuel: 1,339,771 Gal

ESTIMATED SQ. FT. OF HEATED FLOOR AREA PER PROJECT ESTIMATED CU FT OF HEATED BUILDING AREA:

The sq. ft. and cubic ft. of area does not include the basements.

Totals in sq. ft. and cu. ft. is the actual heated area.

Column # 1 indicates the buildings.

Column No. 2 indicates the sq. ft. of area per floor (inside wall to wall
dimensions)

Column No. 3 indicates the sq. ft. of actual heated area per building

Column No. 4 indicates the cubic feet per floor.

Column No. 5 indicates the cubic feet per building

HOUSING AUTHORITY OF THE CITY OF NEWARK

CHRISTOPHER COLUMBUS HOMES NJ 2-13

BASIC PROJECT DATA

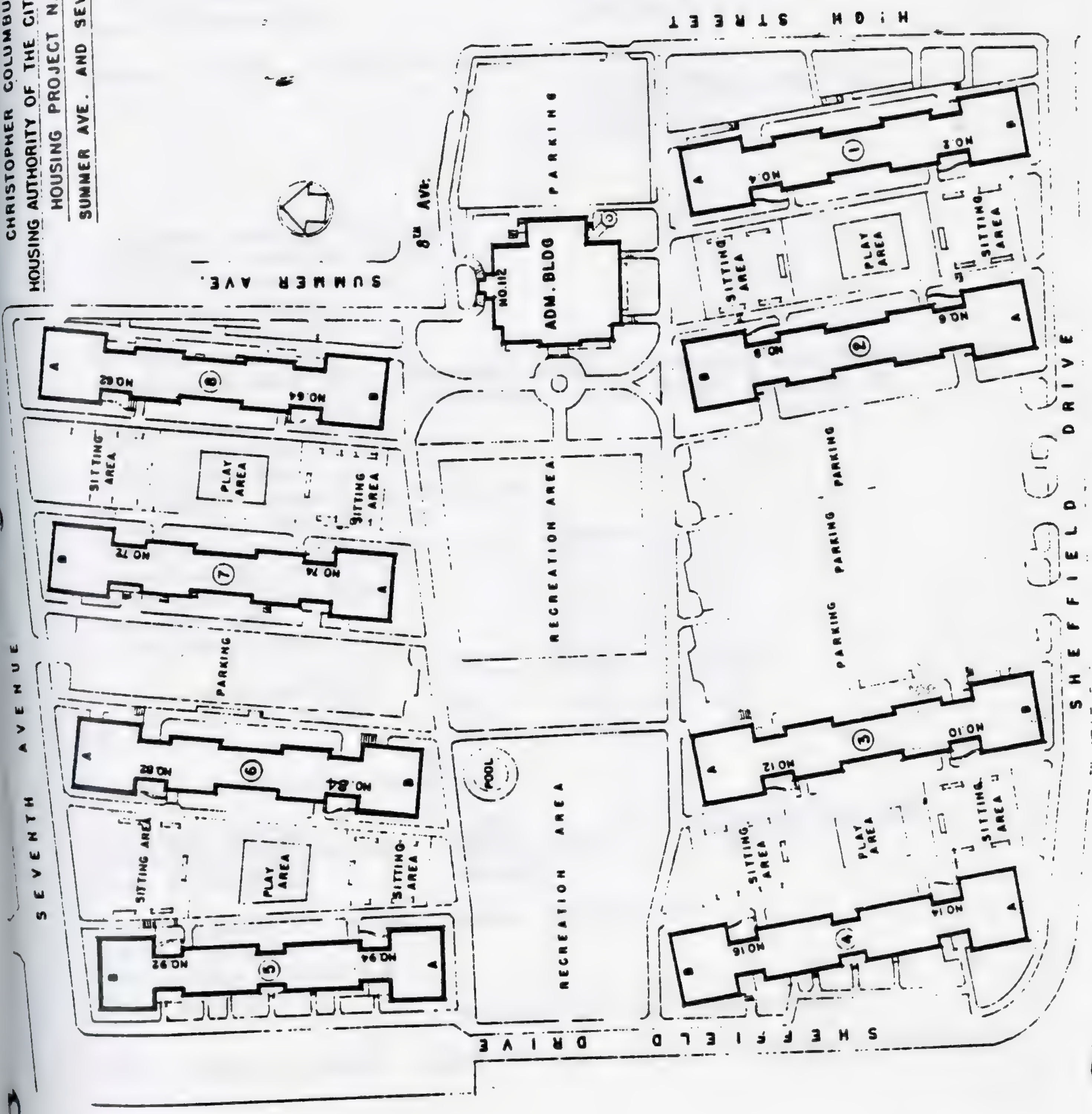
<u>No. of Units</u>		<u>Number of Buildings by Type</u>				
3½ room D.U.	96	8 Twelve-story Buildings				
4½ room D.U.	960	1 Administration Building				
5½ room D.U.	384	9 Total number of Buildings				
6½ room D.U.	96					
7½ room D.U.	20					
Total D.U.	1556	<u>Area of Site</u>				
Average of Occupancy: 6324		14.60 acres				
Number of Rooms: 7542		635,860 sq. ft.				
Density: 106.5 No. of families per acre of site		<u>Area covered by Buildings</u>				
Development Cost: \$20,738,952.00		2.7 acres - 121,520 sq. ft.				
First Tenant Moved In: 10/1/55						
E.I.O.P.: 9/30/56						
Elevators per building: 4 - Total: 32						
Incinerator Hoppers per bldg: 24 - Total: 192						
Incinerators per bldg: 2 - Total: 16						
Fuel: Oil - Grade #6						
Hot Water - Central Plant, Oil						
Community Bldg. (Incl. Management Office, Maint. Shop, Auditorium & Child care Center): 6,514 sq. ft.						
Hallways/corridors or stairs per building: 6 - Total: 48						
Lobbies per building: 2 - Total: 16						
Laundry Rooms per bldg: 1 - Total: 8						
Total Acres in project: 14.6						
Building Coverage: 2.7 acres						
Non-dedicated streets: 27,720 sq. ft.						
Parking Areas: 88,317 sq. ft.						
Playgrounds: 109,431 sq. ft.						
Sidewalks: 115,940 sq. ft.						
Asphalt Tile Floor Finish						
Steel Type Sash						
Brick Exterior Walls						
Sq. Ft. Coverage of Adm. Offices & BR Bldg.: 9,872						
Avg. No. Rooms per D.U.	$\frac{1 \text{ BR}}{3\frac{1}{2}}$	$\frac{2 \text{ BR}}{4\frac{1}{2}}$	$\frac{3 \text{ BR}}{5\frac{1}{2}}$	$\frac{4 \text{ BR}}{6\frac{1}{2}}$	$\frac{5 \text{ BR}}{7\frac{1}{2}}$	
Avg. No. Sq. Ft. per D.U.	414	646	807	914	1203	
No. D. U.	96	960	384	96	20	

REV. WILLIAM P. HAYES HOMES (ELDERLY)

Development Cost: \$1,131,273.00
 Construction cost per room: \$ 3,371.91
 First Tenant Moved in: 3/16/62
 E. I.O.P. Close of business 3/31/62
 1 Twelve story building
 Elevators per building: 2
 Incinerator per building: 1
 Incinerator Hoppers per building: 11
 Fuel: Oil (Grade #6)
 Hot Water: Separate unit each building - steam
 Corridors per building: 12
 Lobby per building: 1
 Laundry Rooms per building: 1
 Building Coverage: 5,900 sq. ft.
 Asphalt tiles floors - Steel casement type window frames
 Solid Masonry Exterior Walls
 Average No. Rooms per D.U. 2½ 3½ 4½
 Average No. Sq. Ft. per D.U. 318 520 680
 No. D.U. 22 65 11
 Allowances and use of Utilities:

<u>Allowance per DU</u>	<u>Use</u>
Electricity 456,984	Lights, Refrig. Cooking

SEVENTH AVENUE



JOSEPH P. BRADLEY COURT NJ 2-14
BASIC PROJECT DATA

	<u>No. of Units</u>	<u>Number of Buildings by Type</u>
3 room D.U.	45	10 three-story brick walk-ups.
4 room D.U.	181	
5 room D.U.	75	
TOTAL D.U.	301	<u>Area of Site</u>
Number of rooms	1234	9.71 acres
		424,323.34 sq. ft.

Density: 30.99 No. of families per acre of site

	<u>Area covered by buildings</u>
	1.57 acres
	68,430 sq. ft.

Development Cost: \$1,709,120.00
 First Tenant Moved IN: 12/1/41
 E.I.O.P.: Conveyed Project
 10 - 3 story buildings
 Fuel: Oil - Grade # 6
 Hot Water-Central Plant, Oil
 Community Building (incl. Management Office, Maintenance Shop, Auditorium and
 Child Care Center, 2 hobby rooms) 2,229 sq. ft.
 Laundry Rooms: Total 8
 Total Acres on Project: 9.71
 Building Coverage: 1.57
 Non-dedicated streets: 25,340 sq. ft.
 Parking areas: 38,011 sq. ft.
 Playgrounds incl. spray pool: 6 - 39,628 sq. ft.
 Sidewalks: 27,345 sq. ft.
 Asphalt tile floor finish
 Steel Type sash
 Brick exterior walls

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>
Av. No. rooms per D.U.	3	4	5
Av. no. sq. ft. per DU	475	629	719
No. D.U.	45	181	75

Allowances and use of Utilities:

<u>Allowance per DU</u>	<u>USE</u>	<u>Estimated Proj. Use'</u>
Electricity: 335,004 KWH	Lights & Refrig.	40,593 KWH
Gas: 5,506,680 CF	Cooking	

USE OF ELECTRICITY - 3 year average, 1955, 56, 57
 Water: 3,679,500
 Electricity: 797,640 KWH
 Gas: 3,259,800 CF

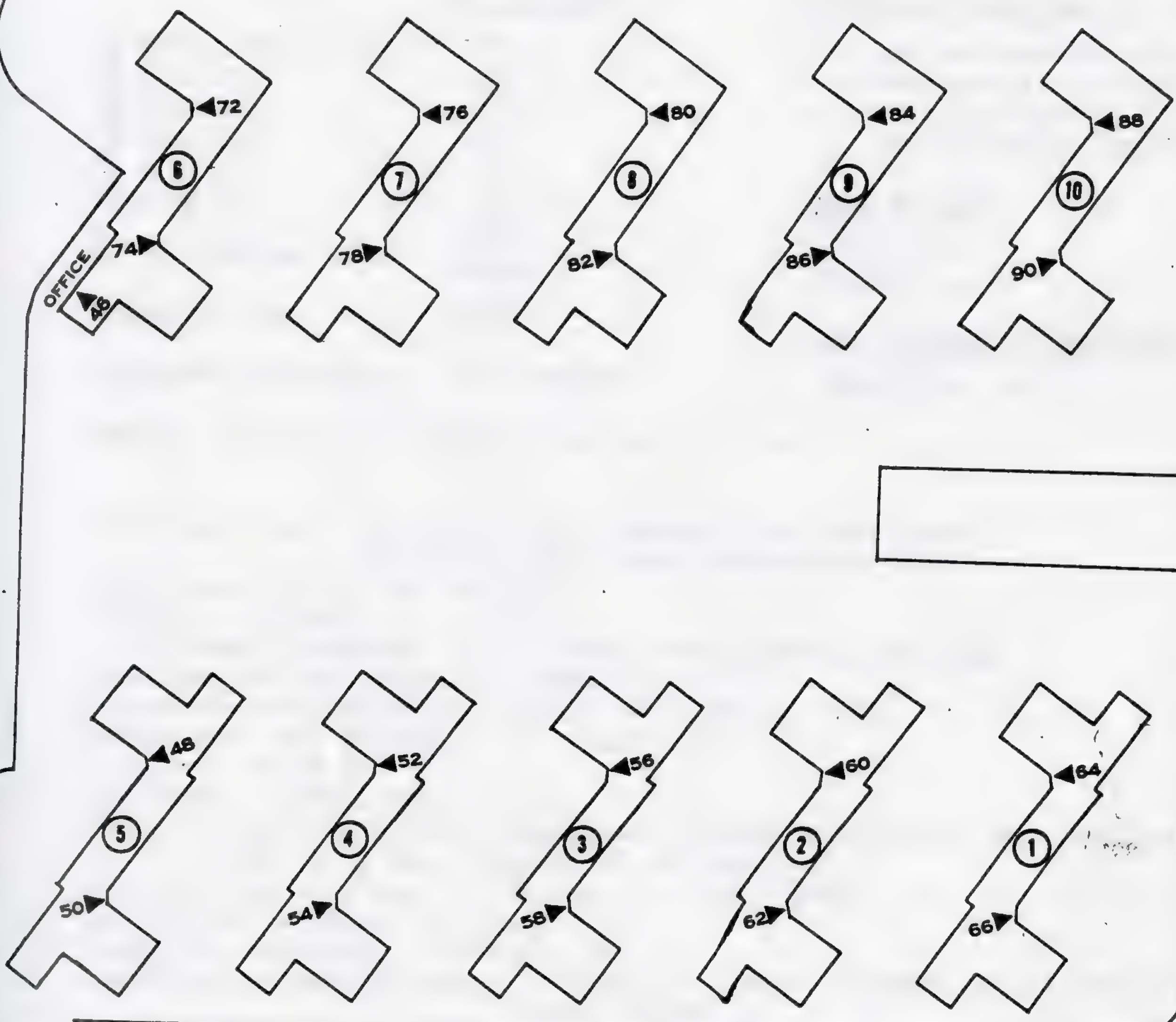
TAXES LEVIED BY THE CITY OF NEWARK

TAXES LEVIED: \$3,893.00 PILOT 1957: \$15 151.69 PILOT 1958: \$15,312.96

NORTH MUNN AVENUE



TREMONT AVENUE



46 STREET NUMBER

▼ BLDG. ENTRANCE

⑥ BLDG. NUMBER

HOUSING AUTHORITY OF THE CITY OF NEWARK

57 SUSSEX AVENUE

JOSEPH P. BRADLEY COURT

46 NORTH MUNN AVENUE

PROJECT NJ 2-14

HOUSING AUTHORITY OF THE CITY OF NEWARK

STELLA W. WRIGHT HOMES - NJ 2-15

BASIC PROJECT DATA

	<u>NO. OF UNITS</u>	<u>NUMBER OF BUILDINGS BY TYPE</u>
2 $\frac{1}{2}$ room Geriatric D.U.	24	7 - thirteen-story buildings
3 $\frac{1}{2}$ room D.U.	120	1 - Administration building
4 $\frac{1}{2}$ room D.U.	610	(includes heating plant
5 $\frac{1}{2}$ room D.U.	318	and community spaces)
6 $\frac{1}{2}$ room D.U.	82	
7 $\frac{1}{2}$ room D.U.	52	
		<u>AREA OF SITE</u>
Total Dwelling Units	<u>1206</u>	14.13 acres
Number of Rooms	5897	615,691 sq. ft.
		<u>AREA COVERED BY BUILDINGS</u>
Estimated Population	5050 persons	100,736 sq. ft.

Density - 86.4 No. of families per acre of site

Development Cost: \$14,355,424.39 - Construction & Equipment
\$19,830,415.89 - Total Development Cost

First Tenant Moved In: 12/23/59

E.I.O.P.: 9/30/60

7 - 13 story buildings - 1 - 2 story Administration Building

Elevators per Building: 4 - Total: 28

Incinerators Hoppers per Building: 26 - Total: 182

Incinerators per Building: 2 - Total: 14

Fuel Oil: Grade #6

Hot Water: Central Plant - Oil

Community Building Includes Management Office, Maintenance Shop, Auditorium
and Child Care Center: 18,040 sq. ft.

Corridors per Building: 2 (240 sq. ft. each) Total: 14

Lobbies per Building: 2 Total: 14

Stairs per Building: 4 Total: 28

Laundry Rooms per Building: 1 Total: 7 (Only 1 laundry room in operation
as of 3/1/62)

Total acres in project: 615,691 sq. ft. - 14.134 acres

Sq. Ft. Coverage: 100,736 sq. ft. - 2.312 acres

Sq. Ft. Coverage Adm. Office and Boilerroom Building: 23,340 sq. ft.

Parking Areas: 110,250 sq. ft.

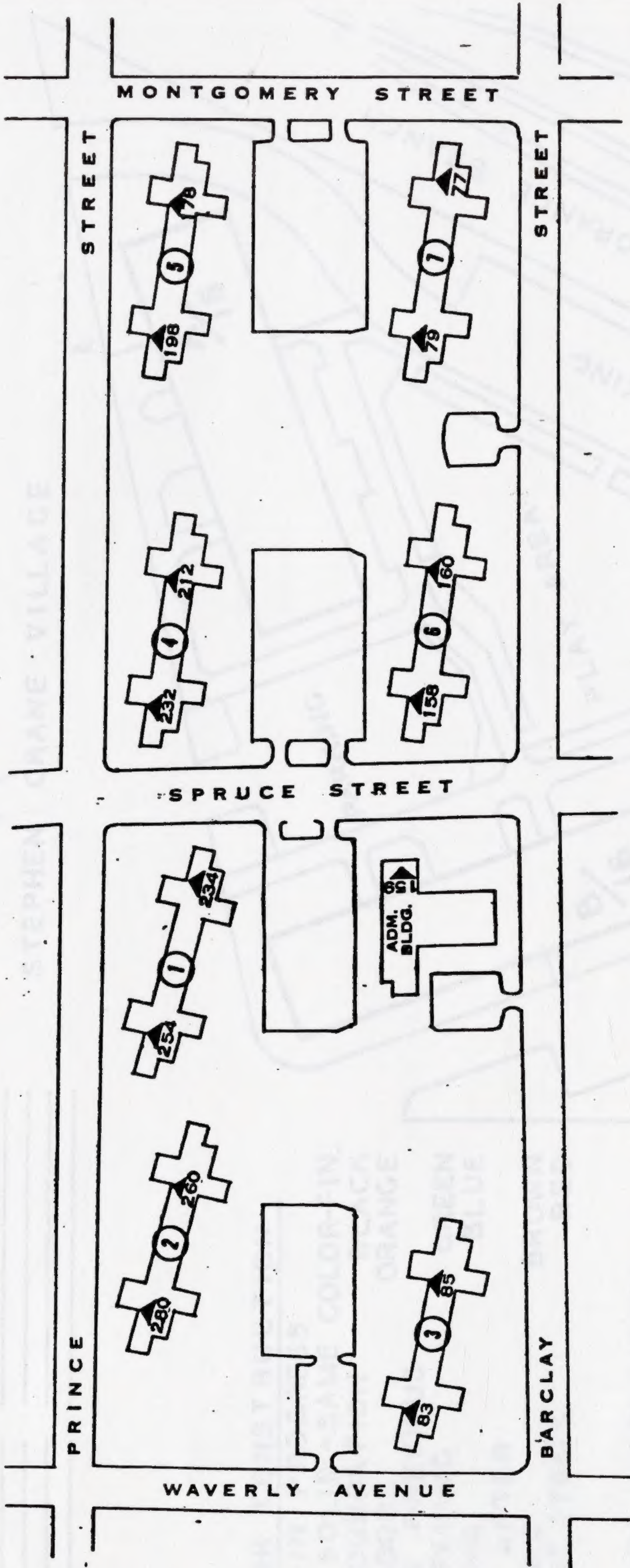
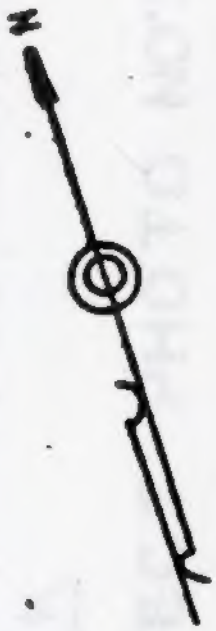
Playgrounds: 104,900 sq. ft.

Sidewalks: 89,000 sq. ft.

Asphalt Tile Floor Finish

Steel Type Sash

Brick Exterior Walls



160 STREET NUMBER

▼ BLDG. ENTRANCE

⑨ BLDG. NUMBER

HOUSING AUTHORITY OF THE CITY OF NEWARK
57 SUSSEX AVENUE

STELLA WINDSOR WRIGHT HOMES
159 SPRUCE STREET
PROJECT NJ 2-15
STREET ADDRESSES

PUBLIC HOUSING ADMINISTRATION
HOUSING AND HOME FINANCE AGENCY
HOUSING AUTHORITY OF THE CITY OF
NEWARK

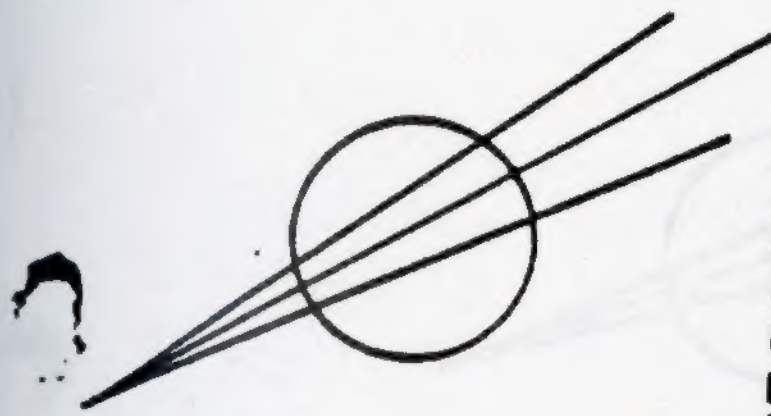
ACCOMPANING PROJECT PHOTO NO'S.

LEGEND FOR CONSTRUCTION
 OUTLINED-IN PROGRESS
 FILLED IN SOLID -SAME COLOR-FIN.
 EXCAV. & FOUNDATION BLACK
 WALLS & FLOORS ORANGE
 MISC.WORK PREVIOUS TO PLASTERING GREEN
 PLASTERING BLUE
 MISC.WORK AFTER PLASTERING BROWN
 PUNCH LIST ITEMS RED

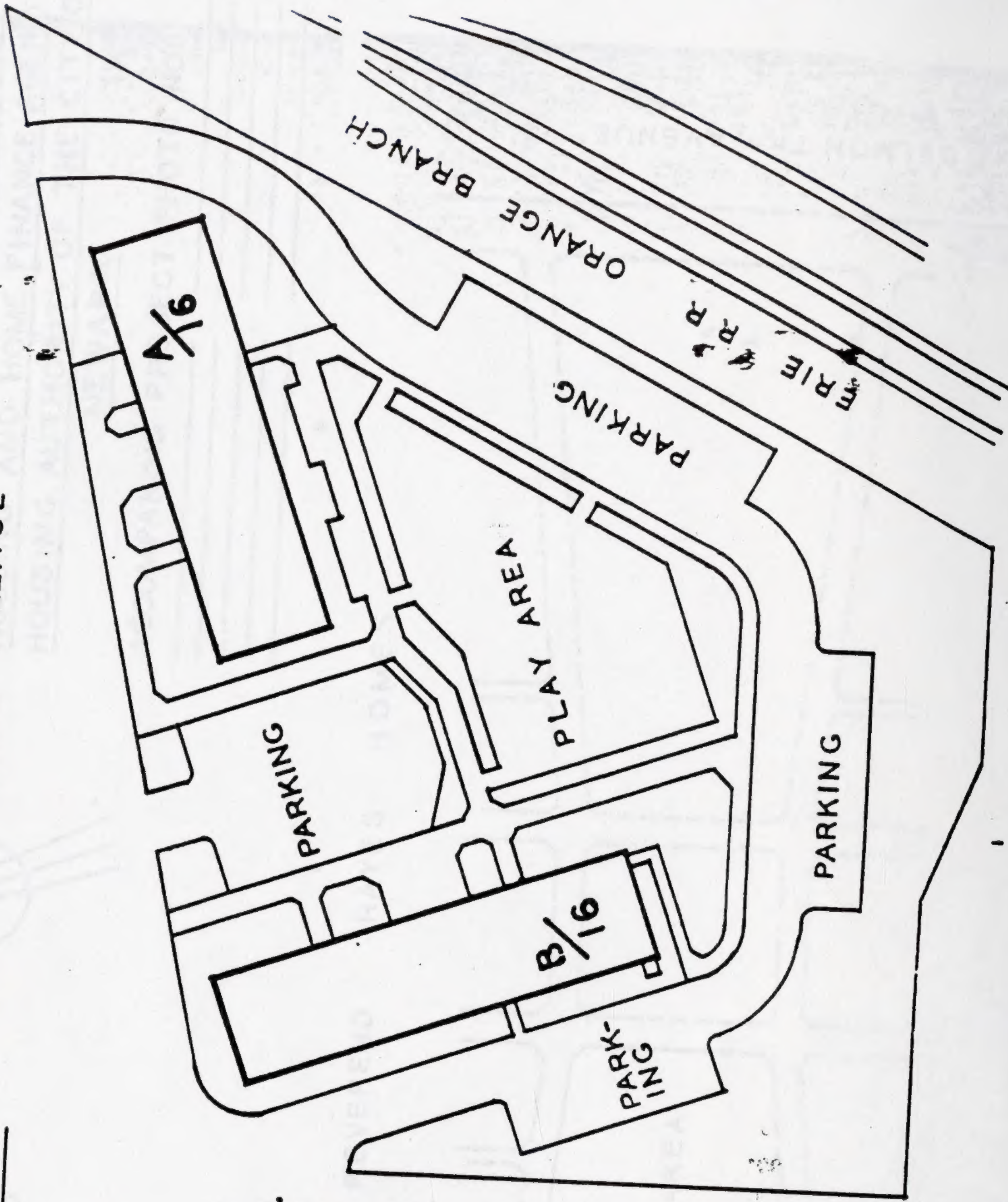
LEGEND FOR LANDSCAPING
 OUTLINED IN PROGRESS
 HATCHED -SAME COLOR -FINISHED
 PLANTING -TREES & SHRUBS YELLOW
 LAWN WORK PURPLE

FAVA & SAUNDERS
 ARCHITECTS

SITE PLAN DIAGRAM
 HOUSING PROJECT N.J. 2-16
 NEWARK, NEW JERSEY
 DATE: FROM _____ TO _____



STEPHEN CRANE VILLAGE



LEGEND FOR CONSTRUCTION

OUTLINED - IN PROGRESS

FILLED IN SOLID - SAME COLOR - FIN.
EXCAV. & FOUNDATION

BLACK

WALLS & FLOORS

ORANGE

MISC. WORK PREVIOUS

TO PLASTERING

GREEN

PLASTERING

BLUE

MISC. WORK AFTER

PLASTERING

BROWN

PUNCH LIST ITEMS

RED

LEGEND FOR LANDSCAPING

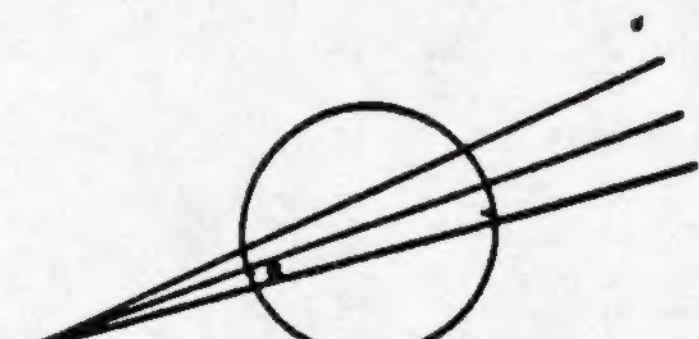
OUTLINED IN PROGRESS

HATCHED - SAME COLOR - FINISHED
PLANTING - TREES & SHRUBS

YELLOW

PURPLE

LAWN WORK



SITE PLAN DIAGRAM

HOUSING PROJECT N.J. 2-18

NEWARK, NEW JERSEY

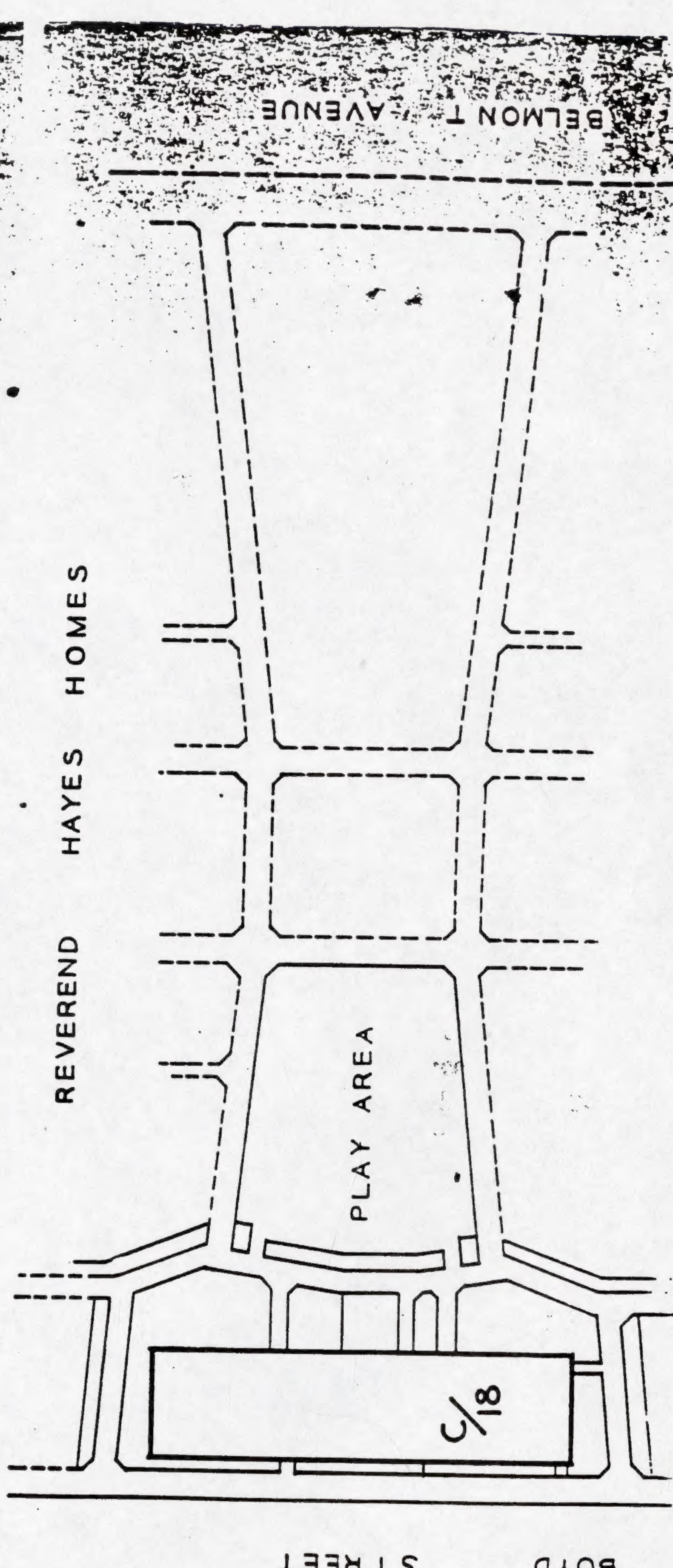
DATE: FROM

TO

PUBLIC HOUSING ADMINISTRATION
HOUSING AND HOME FINANCE AGENCY
HOUSING AUTHORITY OF THE CITY OF

NEWARK

ACCOMPANYING PROJECT PHOTO NOS.



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